

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

JULY 30, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Cobblestone Community Development District

Board of Supervisors:

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

Staff:

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

Public Hearing and Regular Meeting Agenda Wednesday, July 30, 2025 – 10:00 a.m.

The Public Hearing and Regular Meetings 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. Capital Improvement Revenue Bonds, Series 2025

1. Supplement to Investment Banking Agreement
2. Consideration of Updated District Engineer's Report
3. Consideration of Master Assessment Methodology Report
4. Consideration of Resolution 2025-03; Declaring Special Assessments
5. Consideration of Resolution 2025-04; Setting a Public Hearing to Consider Special Assessments

4. Recess to Public Hearings

5. Public Hearing on Adopting FY2026 Proposed Operations Budget

- A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget
- B. Staff Presentations
- C. Public Comment
- D. Consideration of Resolution 2025-05; Adopting the FY2026 Budget

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

- E. Close Public Hearing on Adopting FY2026 Proposed Budget
- F. Consideration of Resolution 2025-06; Assessment Resolution
- G. Consideration of Budget Funding Agreement Between M/I Homes of Tampa, LLC and Cobblestone CDD

6. Recess and Return to Regular Meeting

7. Business Items

- A. Consideration of Resolution 2025-07; Adoption of FY2026 Meeting Schedule
- B. Acceptance of FY2024 Audit
- C. HEP Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control Proposal #25-0152
- D. HEP Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control Proposal #25-0153
 - 1. 2014 Aerial Photograph
- E. Discussion of Drainage Issue
- F. Ratification of Steadfast Alliance Proposal #SCA2021
- G. Acceptance of Traffic Signal for Conveyance to the CDD and Associated Matters
 - 1. Fourth Amendment to the Acquisition Agreement
 - 2. Bill of Sale for the Traffic Signal Improvements
 - 3. Special Warranty Deed with Drainage and Access Easements and Landscape and Fence Easements Phase 2
 - 4. Certificate of District Engineer Acquisition of Signalization & Lighting Improvements Cobblestone CDD Special Assessment Revenue Bonds, Series 2024

8. Consent Agenda Items

- A. Approval of Meeting Minutes (*May 28, 2025 Regular Meeting Minutes*)
- B. Acceptance of Financials
 - 1. May 2025
 - 2. June 2025
- C. Acceptance of the Check Registers
 - 1. May 2025
 - 2. June 2025
- D. Consideration of Operations and Maintenance Reports

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

1. May 2025

2. June 2025

9. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

1. Field Inspection Report (*July*)

2. Discussion of Access Company

10. Other Business, Updates, and Supervisor Comments**11. Adjournment****District Office:**

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

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
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Third Order of Business

3A



MBS CAPITAL MARKETS, LLC

**SUPPLEMENT TO INVESTMENT BANKING AGREEMENT
DATED DECEMBER 20, 2021
REGARDING BOND ISSUANCES BY
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**

July 30, 2025

Board of Supervisors
Cobblestone Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (“Underwriter”) and the Board of Supervisors of the Cobblestone Community Development District (“District”) entered into an Investment Banking Agreement effective December 20, 2021 (“Agreement”) wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of its Capital Improvement Revenue Bonds, Series 2025 for the purpose of acquiring/constructing public infrastructure improvements for the third phase of development. It is the District’s intent to engage the Underwriter to provide investment banking services for this transaction.

The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.

Member: FINRA/SIPC



MBS CAPITAL MARKETS, LLC

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- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

Sincerely,
MBS Capital Markets, LLC

A handwritten signature in black ink, appearing to read "Ed Bulleit", is written over a horizontal line.

Ed Bulleit
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.



MBS CAPITAL MARKETS, LLC

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Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

**Cobblestone Community
Development District**

Updated Master Report
of the Engineer



Prepared for:
Board of Supervisors
Cobblestone Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

July 30, 2025



1.0 INTRODUCTION

The Cobblestone Community Development District ("the District") encompasses approximately 248.617 acres in Pasco County, Florida. The District is located within Sections 22, 23, 26 and 27, Township 26 South, Range 21 East and construction has commenced with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District and a Legal Description of the Expansion Area.

2.0 PURPOSE

The District was established by Pasco County Ordinance 21-39 effective on December 9, 2021 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Updated Master Report of the Engineer is to provide a description and estimated costs of the public improvements and community facilities (the "Capital Improvement Program" or "CIP") being planned within the District.

See Appendix B for Site Plan.

3.0 THE DEVELOPER AND DEVELOPMENT

M/I Homes of Tampa, LLC is the current property owner and developer of the District and the CIP includes, but is not limited to: 1) water management and control, 2) water supply, 3) sewer and wastewater management, 4) roads, including off-site roadway and intersection improvements and a new traffic signal at US Highway 301, 4) undergrounding of electrical service, 4) parks recreation; and 5) landscaping/hardscaping/irrigation. All public improvements within the CIP benefit all phases within the District.

4.0 CAPITAL IMPROVEMENT PROGRAM

The CIP detailed descriptions of the public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.



Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the Pasco County Utilities service area which provides water supply for potable water service and fire protection to the property. The water supply improvements are looped water mains and appurtenances and off-site public improvements.

The water supply systems will be designed in accordance with Pasco County technical standards. Pasco County will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County Utilities service area which provides sewer and wastewater management service to the District. The sewer and wastewater management improvements includes gravity sanitary sewer systems, within the road rights-of-way, and pumping stations that connect to an off-site force main.

All sanitary sewer and wastewater management facilities are designed in accordance with Pasco County technical standards. Pasco County will own and maintain these facilities.



4.4 DISTRICT ROADS AND OFF-SITE ROAD IMPROVEMENTS

District Roads include the subdivision streets asphalt, base, and subgrade, curb and gutter, and sidewalks within rights-of-way abutting common areas. Off-site improvements include roadway and intersection improvements to Crystal Springs Road and US Highway 301, and a traffic signal at US Highway 301.

All District Roads are designed in accordance with the Pasco County technical standards. Subdivision streets are and will be owned by the District, and the off-site improvements are and will be owned and maintained by Pasco County.

4.5 PARKS AND RECREATION

Parks and Recreation public improvement are within the District and owned and maintained by the District.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening are and will be provided within the District. Irrigation is and will be provided in the landscaped common areas.

These improvements are and will be owned and maintained by the District.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture and legal services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management and legal services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

4.8 UNDERGROUNDING OF ELECTRICAL SERVICE

Withlacoochee River Electric Cooperative provides electrical service to the District. There are fees associated with converting overhead power service to underground. Off-site improvements are required to get service to the District.



5.0 CAPITAL IMPROVEMENT PROJECT COSTS

See Appendix C for the Construction Cost Estimate of the Capital Improvement Project.

Items of construction costs in this report are based on information provided by the developer and based on contractor bids. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the CIP described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in the Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

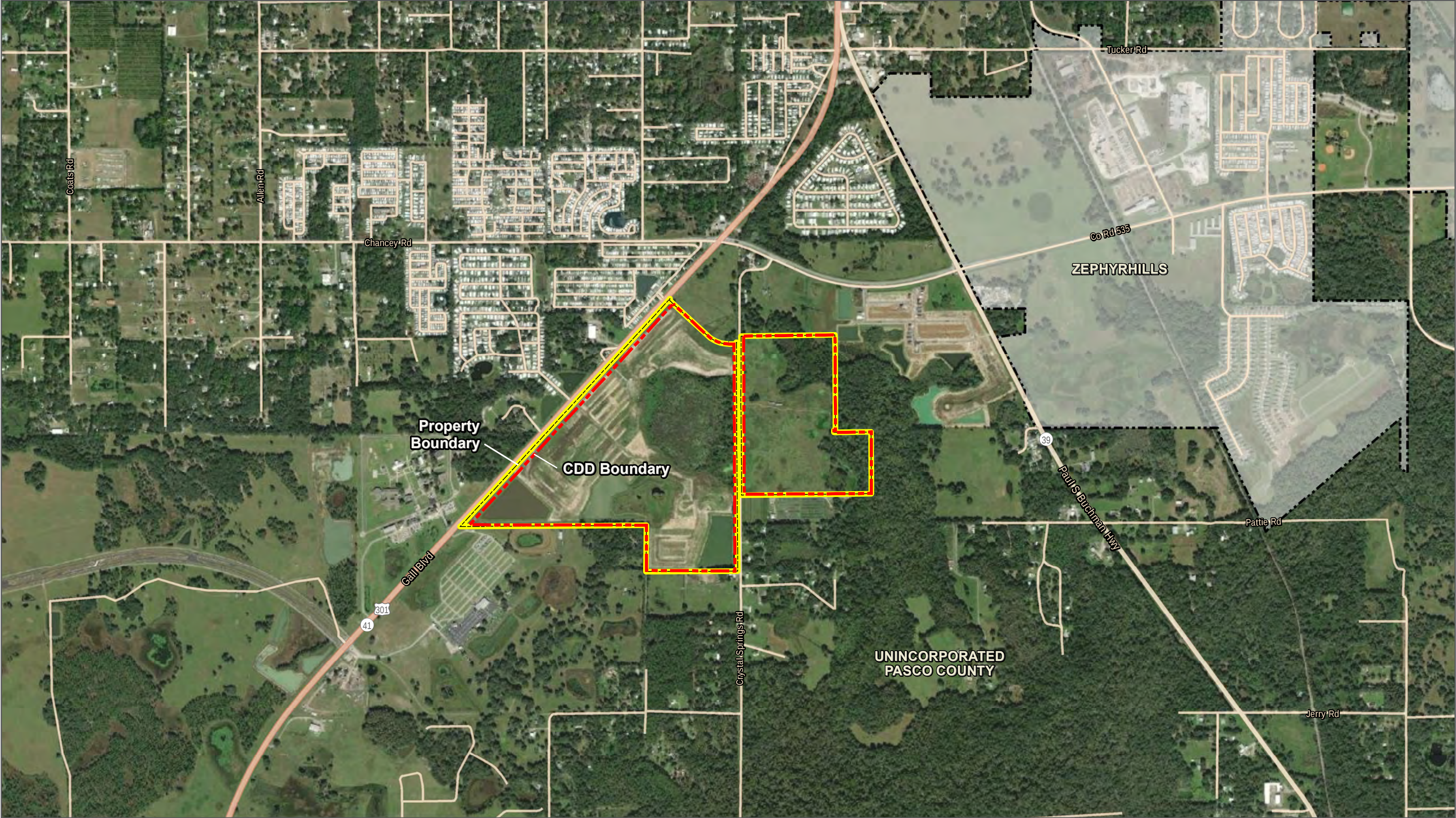
Tonja L. Stewart, P.E.
Florida License No. 47704



Cobblestone CDD
Updated Master Report of the Engineer
July 30, 2025

COMPOSITE APPENDIX A

VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT



Map Sources: Esri, Pasco County, FL

- Property Boundary
- CDD Boundary
- Municipal Boundary

05/20/2021
P & B Job No.: 21-008

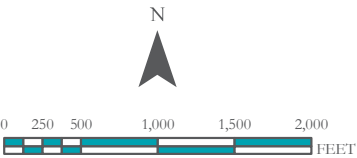
2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

LOCATION MAP

COBBLESTONE CDD

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567



Description Sketch

COBBLESTONE CDD

DESCRIPTION:

PARCEL A

A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'39"E., 327.42 feet) to a point of tangency; 3) N.89°59'18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35.36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the **POINT OF BEGINNING**.

Containing 172.448 acres, more or less.

TOGETHER WITH

PARCEL B

A parcel of land lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the North boundary of the Southwest 1/4 of said Section 23, N.89°22'28"E., a distance of 1340.67 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the West boundary of the Northeast 1/4 of said Southwest 1/4, S.00°10'26"E., a distance of 1328.13 feet to the Southwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the South boundary of the Northeast 1/4 of said Southwest 1/4, N.89°19'00"E., a distance of 35.51 feet to the **POINT OF BEGINNING**; thence continue along said South boundary, N.89°19'00"E., a distance of 1306.78 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the East boundary of the Southeast 1/4 of said Southwest 1/4, S.00°15'44"E., a distance of 1326.80 feet to the Southeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the South boundary of the Southeast 1/4 of said Southwest 1/4, S.89°15'36"W., a distance of 20.00 feet to the Northerly extension of the East boundary of Tract 5, CRYSTAL SPRINGS COLONY FARMS, according to the map or plat thereof, recorded in Plat Book 2, Page 24 of the Public Records of Pasco County (a portion of said plat being vacated per Official Records Book 10137, Page 2663 of said Public Records); thence along said Northerly extension, S.00°00'52"E., a distance of 30.00 feet to the Northeast corner of said Tract 5; thence along the Easterly extension of the North boundary of said Tract 5, N.89°15'36"E., a distance of 20.00 feet to the West boundary of the Northeast 1/4 of said Section 26; thence along the North boundary, and Westerly extension thereof, of Tract 4 of said plat, N.89°14'01"E., a distance of 498.60 feet to the East boundary of the West 3/4 of Tracts 4 and 13 of said plat; thence along the East boundary of said West 3/4, S.00°01'32"E., a distance of 856.09 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary, and Westerly extension thereof, S.89°26'10"W., a distance of 498.74 feet to the West boundary of said Northeast 1/4; thence along the South boundary, and Easterly extension thereof, of the North 233.60 feet of Tracts 11 and 12 of said plat, S.89°44'11"W., a distance of 1306.07 feet to the East right of way line of Crystal Springs Drive per the lands described in Official Records Book 7726, Page 1368; thence along said East right of way line of Crystal Springs Drive, the following three (3) courses: 1) N.00°25'30"W., a distance of 873.42 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'49"W., a distance of 408.97 feet; 3) N.00°16'01"E., a distance of 919.22 feet to the **POINT OF BEGINNING**.

Containing 76.169 acres, more or less.

Containing a net acreage of 248.617 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 22, Township 26 South, Range 21 East, Pasco County, Florida, having a Grid bearing of S.00°05'43"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- See Sheet 2 and 3 for Sketch.

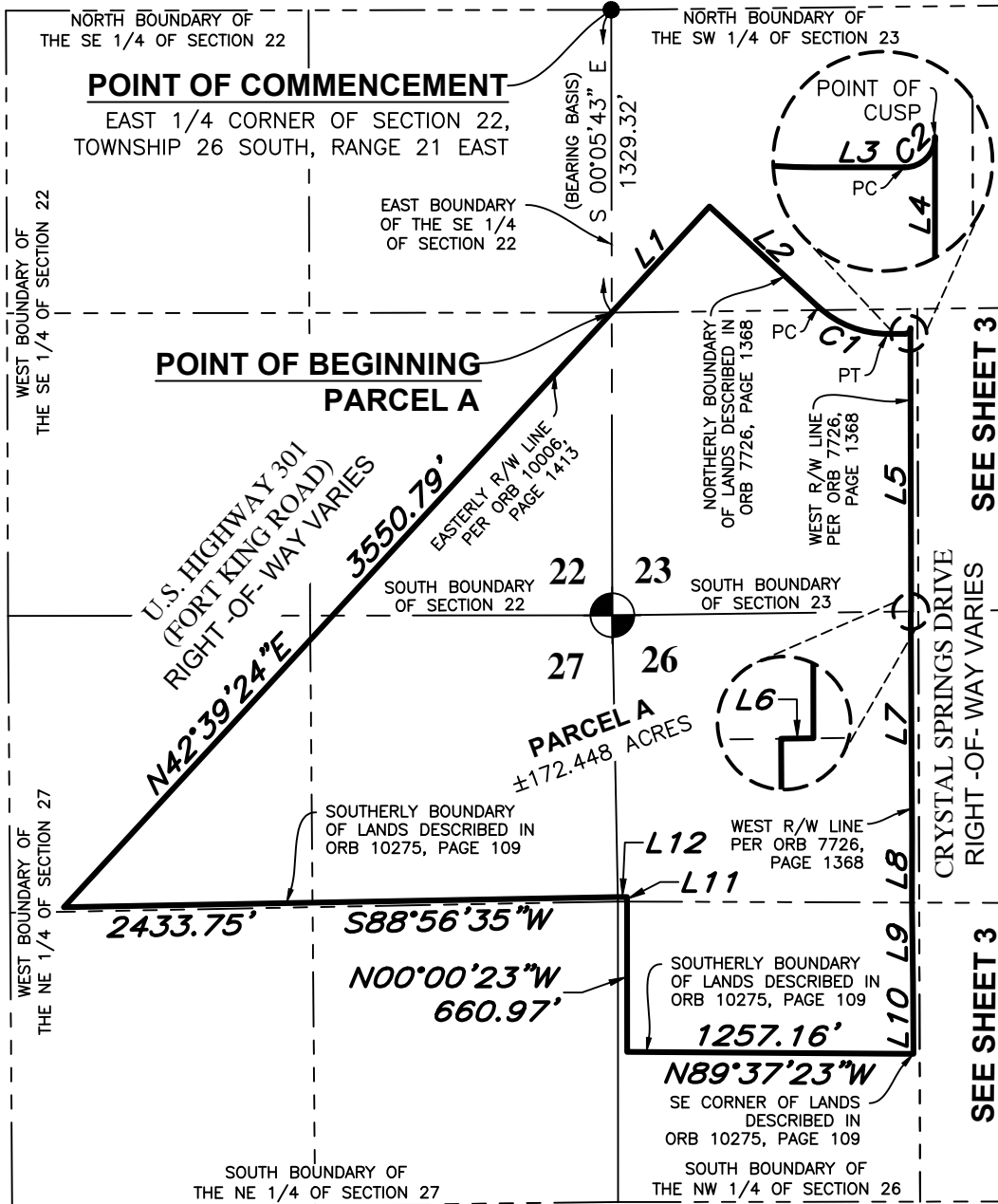
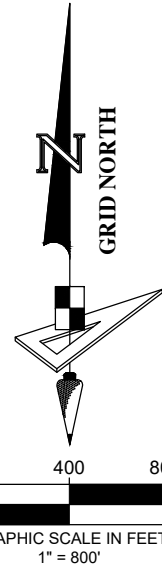
PROJECT: Cobblestone			Prepared For: M/I HOMES OF TAMPA, LLC																										
PHASE: CDD_DS			(Not A Survey)																										
DRAWN: JMW	DATE: 06/08/21	CHECKED BY: ASH																											
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David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.																										
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Description Sketch

(Not A Survey)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	450.00'	42°40'05"	335.11'	327.42'	S 68°40'39" E
C2	25.00'	90°00'00"	39.27'	35.36'	N 44°59'18" E



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 42°39'24" E	633.17'
L2	S 47°20'37" E	650.07'
L3	N 89°59'18" E	74.53'
L4	S 00°00'42" E	128.48'
L5	S 00°09'31" E	1115.36'
L6	S 89°15'36" W	1.77'
L7	S 00°20'38" E	984.40'
L8	S 00°09'55" W	295.52'
L9	S 00°46'43" E	346.16'
L10	S 00°20'38" E	316.54'
L11	N 01°09'01" W	19.45'
L12	N 89°47'10" W	39.76'

LEGEND

ORB ---- Official Records Book
 PC ---- Point of Curvature
 PT ---- Point of Tangency
 R/W ---- Right of Way

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch

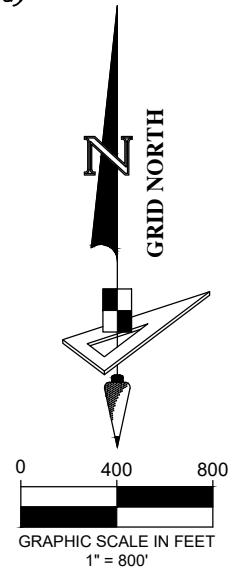
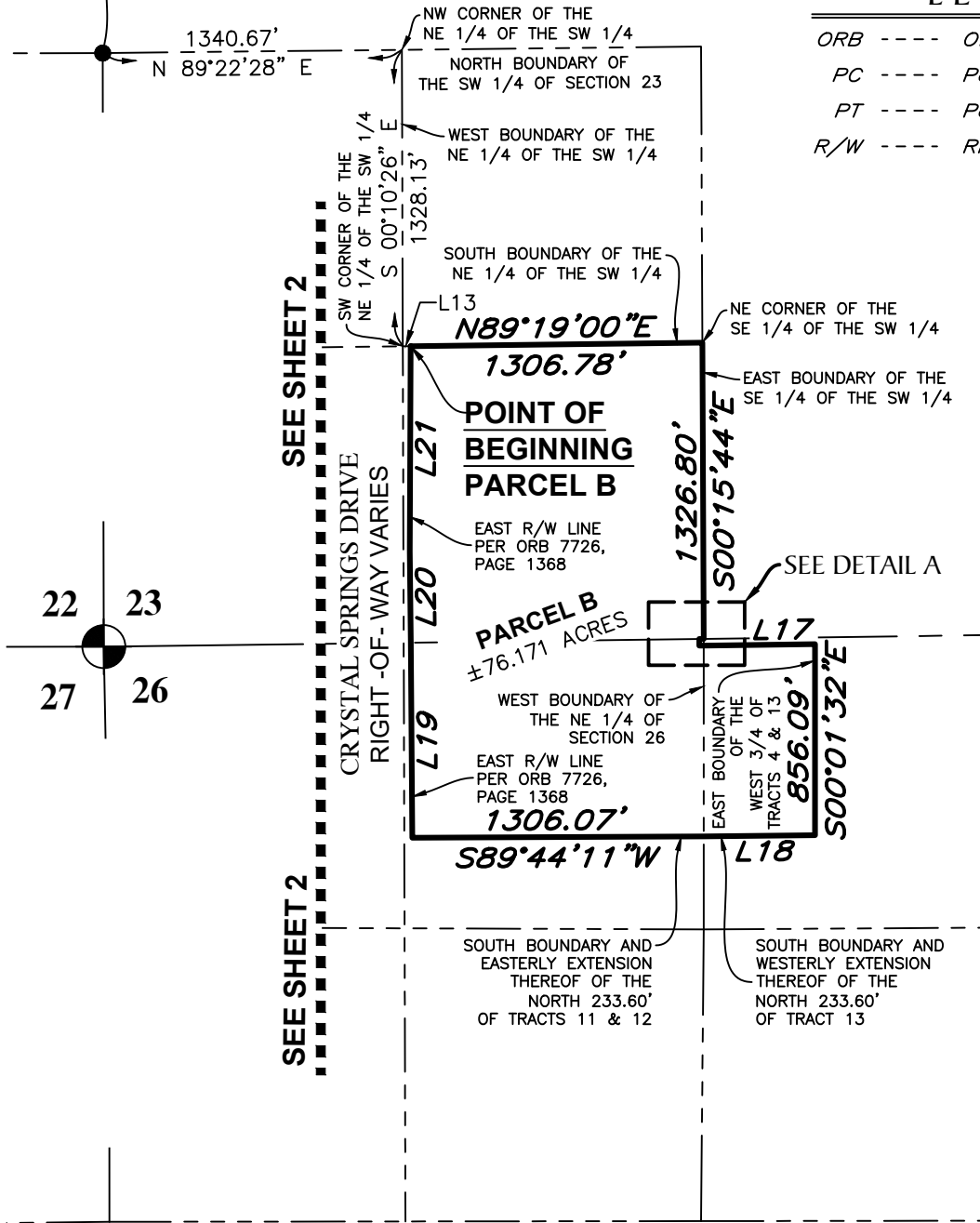
(Not A Survey)

POINT OF COMMENCEMENT

EAST 1/4 CORNER OF SECTION 22,
TOWNSHIP 26 SOUTH, RANGE 21 EAST

LEGEND

ORB ---- Official Records Book
PC ---- Point of Curvature
PT ---- Point of Tangency
R/W ---- Right of Way



LINE DATA TABLE

NO.	BEARING	LENGTH
L13	N 89°19'00" E	35.51'
L14	S 89°15'36" W	20.00'
L15	S 00°00'52" E	30.00'
L16	N 89°15'36" E	20.00'
L17	N 89°14'01" E	498.60'
L18	S 89°26'10" W	498.74'
L19	N 00°25'30" W	873.42'
L20	N 00°39'49" W	408.97'
L21	N 00°16'01" E	919.22'

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

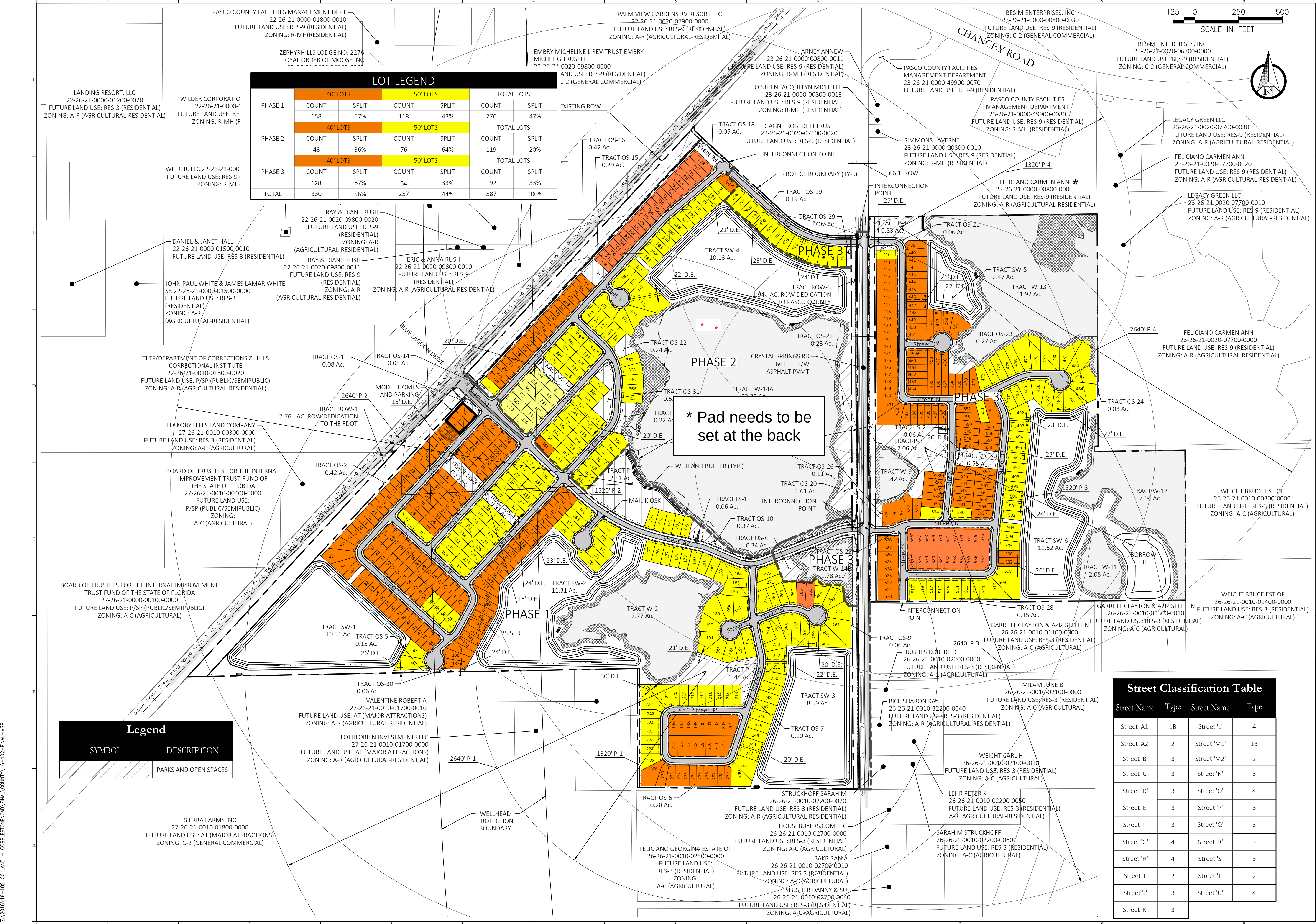


Cobblestone CDD
Updated Master Report of the Engineer
July 30, 2025

APPENDIX B

SITE PLAN

Z:\2016\16-102 CO LAND - COBBLESTONE\COB_FINAL\COUNTY_16-102-FINAL-MSP



LOT LEGEND						
PHASE 1	40' LOTS		50' LOTS		TOTAL LOTS	
	COUNT	SPLIT	COUNT	SPLIT	COUNT	SPLIT
	158	57%	118	43%	276	47%
PHASE 2	40' LOTS		50' LOTS		TOTAL LOTS	
	COUNT	SPLIT	COUNT	SPLIT	COUNT	SPLIT
	43	36%	76	64%	119	20%
PHASE 3	40' LOTS		50' LOTS		TOTAL LOTS	
	COUNT	SPLIT	COUNT	SPLIT	COUNT	SPLIT
	128	67%	64	33%	192	33%
TOTAL	330	56%	257	44%	587	100%

Legend	
SYMBOL	DESCRIPTION
	PARKS AND OPEN SPACES

Street Classification Table			
Street Name	Type	Street Name	Type
Street 'A1'	1B	Street 'L'	4
Street 'A2'	2	Street 'M1'	1B
Street 'B'	3	Street 'M2'	2
Street 'C'	3	Street 'N'	3
Street 'D'	3	Street 'O'	4
Street 'E'	3	Street 'P'	3
Street 'F'	3	Street 'Q'	3
Street 'G'	4	Street 'R'	3
Street 'H'	4	Street 'S'	3
Street 'I'	2	Street 'T'	2
Street 'J'	3	Street 'U'	4
Street 'K'	3		

Key Map:

Consultant:

15 03/17/2022 RESUBMIT TO PASCO CO FOR LOT DEPTH

REDUCTION LOTS 2-28

14 09/15/2021 RESUBMIT TO PASCO CO FOR LOT RENUMBERING

13 10/26/2020 RESUBMIT TO PASCO COUNTY FOR MUP

12 8/18/2020 RESUBMIT TO PASCO CO FOR ROW USE PERMIT & FDOT UTILITIES

11 5/26/2020 RESUBMIT TO SWFWMD FOR MINOR MOD

10 4/24/2020 SUBMIT TO PASCO CO FOR ROW USE PERMIT

09 12/16/2019 RESUBMIT TO FDOT DRIVEWAY

08 12/13/2019 RESUBMIT TO PASCO COUNTY UTILITIES

07 12/11/2019 RESUBMIT TO PASCO COUNTY UTILITIES

06 11/25/2019 SUBMIT TO FDOT UTILITIES

05 11/13/2019 RESUBMIT TO FDOT DRIVEWAY

04 9/30/19 RESUBMIT TO FDOT DRAINAGE & PASCO CO

03 9/20/2019 RESUBMIT TO SWFWMD

02 9/16/2019 RESUBMIT TO FDOT DRIVEWAY

01 8/02/2019 RESUBMIT TO PASCO COUNTY

01 6/10/2019 RESUBMIT TO SWFWMD

3/6/2019 SUBMIT TO FDOT

2/18/2019 SUBMIT TO PASCO COUNTY

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 16-102

DESIGNED BY: RLB

DRAWN BY: RD, JMM

CHECKED BY: RLB

APPROVED BY: 1" = 125'

SCALE IN FEET:

Project Name:

COBBLESTONE

Jurisdiction:

PASCO COUNTY, FL

Sheet Title:

MASTER PRELIMINARY PLAN & SITE DATA

Sheet No.:

C2.50

Seal:

R LANCE BENNETT

No. 50698

STATE OF FLORIDA

PROFESSIONAL ENGINEER

May 26, 2022

DATE:

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

POULOS & BENNETT

Poulos & Bennett, LLC

2602 E. Livingston St., Orlando, FL 32803

Tel. 407.487.2594 www.poulosandbennett.com

Eng. Bus. No. 28567



Cobblestone CDD

Updated Master Report of the Engineer
July 30, 2025

APPENDIX C

CONSTRUCTION COST ESTIMATE OF THE CAPITAL IMPROVEMENT PROJECT

PAGE C-1

Public Improvements and Community Facilities Construction Cost Estimate

Items	Cost Description	Master Costs	Phase 1	Phase 2	Phase 3	Total
1	Water Management and Control	\$1,884,189	\$2,049,361	\$445,957	\$689,391	\$5,068,898
2*	Roads	\$3,044,786	\$1,903,766	\$858,094	\$1,198,892	\$7,005,538
3	Water Supply	\$0	\$1,128,571	\$574,686	\$693,956	\$2,397,213
4	Sewer and Wastewater Management	\$569,974	\$660,534	\$264,473	\$611,800	\$2,106,781
5	Landscape/Hardscape/Irrigation	\$2,004,278	\$55,688	\$23,271	\$36,307	\$2,119,544
6	Undergrounding of Electric Service		\$96,324	\$46,417	\$62,122	\$204,863
7	Professional, Permit, and Capacity Fees	\$285,000	\$1,669,455	\$977,020	\$1,229,320	\$4,160,795
8	Recreational Facilities	\$1,889,500	-	-	-	\$1,889,500
9	Contingency	\$1,935,545	\$1,512,740	\$637,984	\$904,358	\$4,990,626
	Total	\$11,613,272	\$9,076,439	\$3,827,902	\$5,426,145	\$29,943,758

*** Includes the following off-site roads:**

Offsite - US 301 Improvements	\$1,305,479
Offsite - Crystal Road Improvements	\$1,239,307

COBBLESTONE
COMMUNITY DEVELOPMENT
DISTRICT

MASTER ASSESSMENT
METHODOLOGY REPORT
– PHASE 3

Report Date:

July 30, 2025

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I. REPORT OBJECTIVE

This Master Assessment Methodology Report – Phase 3 (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan in an effort to complete the public infrastructure associated with the Capital Improvement Program for Phase 3 of the Cobblestone Community Development District (the “District”). This Master Report is designed to allow the District to lien in part or in total, the benefitting properties within Phase 3 in connection with the issuance of Bonds to fund a portion of the CIP cost. The methodology consultant was initially charged to identify the benefit and lien associated with Phase 1 of the district when the original report was prepared. This Master Assessment Methodology Report – Phase 3 is now used to allocate the methodology, benefit and maximum assessments to Phase 3 of the development.

The objective of this Master Report is to:

1. Identify the District’s Capital Improvement Program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefitting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP; and

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes Water Management and Control, Roads, Water Supply, Sewer and Wastewater Management, Landscape/Hardscape/Irrigation, Undergrounding of Electric Service, Professional, Permit and Capacity Fees, Recreational Facilities, and Contingencies. This report will further address additional financing costs associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefits, assessment methodology, and financing structure for bonds to be issued by the District for Phase 3. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental

reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments within Phase 3, based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

“Assessable Property (s):” – All private property within Phase 3 of the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Amended and Restated Master Engineer Report dated July 30, 2024.

“Developer” – M/I Homes of Tampa, LLC.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Cobblestone Community Development District, encompasses 248.617 +/- acres located in Pasco County, Florida, within Sections 22, 23, 26, and 27, Township 26 South, Range 21 East.

“Engineer Report” – Amended and Restated Master Engineer’s Report, dated July 30, 2025.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting Assessable Properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

III. DISTRICT OVERVIEW

The District was established on December 9, 2021 and encompasses 248.617 +/- acres located in Pasco County Florida within Section 22, 23, 26 and 27, Township 26 South, Range 21 East. Ordinance No. 21-39 of the Pasco County Board of County Commissioners. The District previously contemplated expanding its boundaries to include a neighboring parcel of land consisting of 15.209 +/- acres (the “Expansion Parcel”). The District no longer intends to annex the Expansion Parcel into the district boundaries. The primary developer of the Assessable Properties is MI Homes of Tampa, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan is outlined in Table 1 and Table 2.

IV. CAPITAL IMPROVEMENT PROGRAM

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility operates as a system to provide special benefits to District lands. Specifically, all benefiting landowners of Assessable Properties within the District benefit equally from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect the costs associated with the master and subdivision infrastructure. These CIP costs are further detailed within the Engineer’s Report and are exclusive of any financing-related costs.

V. FINANCING

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however, this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more phases and series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter’s discount, issuance costs, and rounding.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, underwriter’s discount, issuance costs, rounding, and collection costs as shown on Tables 5 - 6. This Master Report will be utilized to lien the property within Phase 3. The methodology consultant will issue supplemental reports that outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates, and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter’s discount, issuance, and collection costs. Additionally, the supplemental report(s) will apply the principles outlined in the Master Report to determine the specific assessments required to repay the Bonds.

VI. ALLOCATION METHODOLOGY

EQUIVALENT ASSESSMENT UNITS (EAU) ALLOCATION: This method was selected as off-site improvements; storm water, utilities (water and sewer), undergrounding of electrical service, recreational facilities, roadways and landscape/hardscape benefit all assessable properties within the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the system of capital improvements. The use of equivalent assessment unit methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU is assigned to the 40’ residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current development plan as described in this section. If future Assessable Property is added or product types are contemplated, this report will be amended to reflect.

Pursuant to Section 193.0235, Florida Statutes, certain “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments regardless of the private ownership. Furthermore, pursuant to Ordinance No. 21-39, adopted by the Pasco County Board of County Commissioners, the District may not levy assessments on any property lying within the boundary of the District either owned or to be owned by the County or the District School Board of Pasco County; and no debt or obligation of the District shall constitute a burden on any property either owned or to be owned by the County or District School Board of Pasco County.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and assessments associated with the CIP is demonstrated in Tables 4 & 5. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with the Series of Bonds.

VII. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved

and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a "system of improvements" including the funding, construction and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02 and described in the preceding section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming that the value of these benefits exceeds the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, the added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for payment of the Bonds has been apportioned according to reasonable estimates of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD/School Board) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignments.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to the Assessable Property within the District. In general, the assessments will initially be assigned on a gross acreage basis, gradually absorbed and assigned on a first-platted, first-assigned priority.

It is helpful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state.” At this point, the infrastructure may or may not be installed, but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit “A” of this Master Report. Debt will not be solely assigned to properties within each phase that have development rights. Still, it will be assigned to undevelopable properties to ensure the integrity of development plans, rights, and entitlements.

The second condition is “ongoing development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per-acre basis to the phase for which bonds are issued. This generally describes the flow for a “first-plated, first-assigned basis” of assessments against product types per parcel. Therefore, each fully developed, platted unit would be assigned a parcel debt assessment as outlined in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully developed; if such a condition were to occur, the true-up provisions in section VIII of this Master Report would be applicable.

The third condition is the “completed development state.” In this condition, the entire development program for the District has been platted, and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each phase of the District based on the methodology described herein.

IX. TRUE-UP MODIFICATION

During the construction period of the phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true-up methodology”.

The debt per acre remaining on the unplatted land within Phase 3 of the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining unplatted acres must remain equal to, or lower than, the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within Phase 3 of the District. If upon the completion of any true-up analyses it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to service Bond debt adequately, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to service bond debt upon planned development adequately. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional development potential be identified at or prior to the final true-up as a result of changes in the development plan, the District will reserve the right to either use excess density to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to service Bond debt adequately. The Developer and District will enter into a true-up agreement to evidence the obligations described in this Section.

All assessments levied run with the land, and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

The District retained Inframark to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development, and engineering data were provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker, nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT					
INFRASTRUCTURE CIP COST SUMMARY					
DESCRIPTION	MASTER COST	PHASE 1	PHASE 2	PHASE 3	TOTAL CIP
Water Management and Control	\$1,884,189	\$2,049,361	\$445,957	\$689,391	\$5,068,898
Roads	\$3,044,786	\$1,903,766	\$858,094	\$1,198,892	\$7,005,538
Water Supply	\$0	\$1,128,571	\$574,686	\$693,956	\$2,397,213
Sewer and Wastewater Management	\$569,974	\$660,534	\$264,473	\$611,800	\$2,106,781
Landscape/Hardscape/Irrigation	\$2,004,278	\$55,688	\$23,271	\$36,307	\$2,119,544
Undergrounding of Electric Service	\$0	\$96,324	\$46,417	\$62,122	\$204,863
Professional, Permit & Capacity Fees	\$285,000	\$1,669,455	\$977,020	\$1,229,320	\$4,160,795
Recreational Facilities	\$1,889,500	\$0	\$0	\$0	\$1,889,500
Contingency	\$1,935,545	\$1,512,740	\$637,984	\$904,358	\$4,990,627
	\$11,613,272	\$9,076,439	\$3,827,902	\$5,426,146	\$29,943,759

Notations:
(1) CIP Cost as provided and further detailed by the Amended and Restated Master Report of the Engineer dated July 30, 2025

TABLE 2

PROJECT STATISTICS - DEVELOPMENT PLAN - EAU ASSIGNMENT					
PRODUCT TYPE		PHASE 1 LOTS	PHASE 2 LOTS	PHASE 3 LOTS	TOTAL LOTS
Single Family	40	158	43	129	330
Single Family	50	118	76	63	257
TOTAL		276	119	192	587
PRODUCT TYPE	EAU ⁽²⁾ FACTOR	PHASE 1 EAUs	PHASE 2 EAUs	PHASE 3 EAUs	TOTAL EAUs
Single Family	40	158	43	129	330
Single Family	50	147.5	95	78.75	321.25
		305.50	138.00	207.75	651.25
Percentage of EAUS Per Phase		46.91%	21.19%	31.90%	100.00%

Notations:
(1) Product Type
(2) Equivalent Assessment Unit Factor Assigned

TABLE 3

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT				
MASTER INFRASTRUCTURE COST PHASE ALLOCATION				
DESCRIPTION	MASTER COST	PHASE 1	PHASE 2	PHASE 3
Water Management and Control	\$1,884,189	\$883,869	\$399,260	\$601,060
Roads	\$3,044,786	\$1,428,303	\$645,191	\$971,293
Water Supply	\$0	\$0	\$0	\$0
Sewer and Wastewater Management	\$569,974	\$267,374	\$120,778	\$181,823
Landscape/Hardscape/Irrigation	\$2,004,278	\$940,203	\$424,707	\$639,369
Undergrounding of Electric Service	\$0	\$0	\$0	\$0
Professional, Permit & Capacity Fees	\$285,000	\$133,693	\$60,392	\$90,916
Recreational Facilities	\$1,889,500	\$886,360	\$400,385	\$602,754
Contingency	\$1,935,545	\$907,960	\$410,142	\$617,443
	\$11,613,272	\$5,447,761	\$2,460,855	\$3,704,656
	% Allocation (Based on EAUs)	46.91%	21.19%	31.90%

Notations:
(1) CIP Cost as provided and further detailed by the Amended and Restated Master Report of the Engineer dated July 30, 2025

TABLE 4

DEVELOPMENT PROGRAM COST/CIP NET BENEFIT ANALYSIS	
MASTER CIP PROJECT COSTS	\$11,613,272
PHASE 1-3 SUBDIVISION COST	\$18,330,487
TOTAL CIP COST	\$29,943,759
TOTAL PROGRAM EAUS	651.25
MASTER CIP COST/BENEFIT PER EAU	\$17,832.28
PHASE CIP COST/BENEFIT PER EAU	\$28,146.62
TOTAL CIP COST/BENEFIT PER EAU	\$45,978.90

Notations:
1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

DEVELOPMENT PROGRAM - NET COST/BENEFIT ANALYSIS

1) CIP construction costs, net of finance and other related costs.

FINANCING ASSUMPTIONS - LONG TERM BONDS - PHASE 3		
Coupon Rate ⁽¹⁾		8.00%
Term (Years)		33
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$15,135,000.00
Construction Fund		\$9,552,116.59
Capitalized Interest (Months) ⁽²⁾	36	\$3,632,400.00
Debt Service Reserve Fund	100%	\$1,344,403.20
Underwriter's Discount	2.00%	\$302,700.00
Cost of Issuance		\$300,000.00
Rounding		\$3,380.20
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$1,344,403.20
Collection Costs and Discounts @	6.00%	\$85,812.97
TOTAL ANNUAL ASSESSMENT		\$1,430,216.17

Notations:

(1) Based on conservative interest rate, subject to change based on market conditions.

(2) Based on maximum capitalized interest, 36 months.

ALLOCATION METHODOLOGY - LONG TERM BONDS -PHASE 3 ⁽¹⁾									
PRODUCT	LOT COUNT	PER UNIT EAU	TOTAL EAU's	% OF EAU's	PRODUCT TYPE		PER UNIT		
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	
PHASE 3									
Single Family	40	129	1	129	62.09%	\$9,397,906.14	\$834,791.88	\$72,851.99	\$6,471.25
Single Family	50	63	1.25	78.75	37.91%	\$5,737,093.86	\$509,611.32	\$91,064.98	\$8,089.07
		192		207.75	100.00%	\$15,135,000.00	\$1,344,403.20		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Maximum Capitalized Interest Period.

⁽²⁾ Includes principal, interest and is net of collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements associated with Phase 3 is \$15,135,000.00 payable in 30 annual installments of principal of \$16,874.65 per gross acre. The maximum par debt is \$189,971.13 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within Phase 3 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT PLAT

TOTAL ASSESSMENT: \$15,135,000.00

ANNUAL ASSESSMENT: \$1,344,403.20 - (30 Installments)

TOTAL GROSS ASSESSABLE ACRES +/-: 79.67

TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: \$189,971.13

ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: \$16,874.65 (30 Installments)

Landowner Name, Address, Folio(s) and Legal Description	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS	
		Total PAR Debt	Total Annual
M/I Homes of Tampa, LLC 4343 ANCHOR PLAZA PKWY STE 200 TAMPA, FL 33634-7508			
PASCO COUNTY PARCEL IDS:			
23-26-21-0060-0F100-0010	3.49	\$662,999.25	\$58,892.52
23-26-21-0020-11800-0000	39.98	\$7,595,045.81	\$674,648.43
26-26-21-0010-00500-0000	36.20	\$6,876,954.94	\$610,862.26
See Exhibit B, Phase 3 Legal Description			
Totals:	79.67	\$15,135,000.00	\$1,344,403.20

Notation:

Assessments shown are net of collection cost

EXHIBIT B

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1

Part of ZEPHYRHILLS COLONY COMPANY recorded in Plat Book 1, Page 55, AND part of CRYSTAL SPRINGS COLONY FARMS recorded in Plat Book 2, Page 24, both of the Public Records of Pasco County, Florida; TOGETHER WITH portions of platted rights-of-way (to be vacated), all lying In Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 23, run thence along the North boundary of said Southwest 1/4 of Section 23, N.89°22'28"E., 1340.65 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4 of Section 23; thence along the West boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, S.00°10'29"E., 1328.13 feet to the Southwest corner thereof; thence along the South boundary of said Northeast 1/4 of the Southwest 1/4 of Section 23, the following two (2) courses: 1) N.89°19'03"E., 35.51 feet to the POINT OF BEGINNING; 2) continue N.89°19'03"E., 1306.97 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4 of Section 23; thence along the East boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.00°15'12"E., 1326.78 feet to the Southeast corner thereof; thence along the South boundary of said Southeast 1/4 of the Southwest 1/4 of Section 23, S.89°15'39"W., 20.00 feet; thence along the East boundary of Tract 5 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Northerly extension thereof, S.00°00'40"E., 30.00 feet to the Northeast corner of said Tract 5; thence along the North boundary of said Tract 5, and the Easterly extension thereof, N.89°15'41"E., 20.00 feet to the West ("East" corrected) boundary of the Northwest 1/4 of aforesaid Section 26; thence along the North boundary of Tract 4 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Westerly extension thereof, N.89°14'06"E., 498.60 feet to the East boundary of the West 3/4 of said Tract 4 and Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26; thence along said East boundary of the West 3/4 of Tracts 4 and 13, S.00°02'18"E., 856.34 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary of the North 233.60 feet of Tract 13, and the Westerly extension thereof, S.89°27'49"W., 498.98 feet to aforesaid West ("East" corrected) boundary of the Northwest 1/4 of Section 26; thence along the South boundary of the North 233.60 feet of Tracts 11 and 12 of said plat of CRYSTAL SPRINGS COLONY FARMS in said Section 26, and the Easterly extension thereof, S.89°44'12"W., 1306.07 feet to the East right-of-way line of Crystal Spring Drive; thence along the East right-of-way line, the following three (3) courses: 1) N.00°25'29"W., 873.46 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'48"W., 408.97 feet; 3) N.00°16'14"E., 919.20 feet to the POINT OF BEGINNING.

AND

PARCEL 2

A portion of Tract F-1 of COBBLESTONE PHASE 1, according to the Plat thereof, as recorded in Plat Book 87, Page 15, of the Public Records of Pasco County, Florida, lying in Section 23, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the West 1/4 of said Section 23, run thence along the West boundary thereof, S.00°05'43"E., a distance of 1032.38 feet; thence N.89°54'17"E., a distance of 611.53 feet to the POINT OF BEGINNING, also being a point on the Northerly boundary of said COBBLESTONE PHASE 1; thence along said Northerly and Easterly boundary, the following six (6) courses: 1) S.47°20'37"E., a distance of 402.59 feet; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius

of 450.00 feet and a central angle of $42^{\circ}40'05''$ (chord bearing $S.68^{\circ}40'39''E.$, 327.42 feet); 3) $N.89^{\circ}59'18''E.$, a distance of 74.53 feet; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}00'00''$ (chord bearing $N.44^{\circ}59'18''E.$, 35.36 feet); 5) $S.00^{\circ}00'42''E.$, a distance of 128.48 feet; 6) $S.00^{\circ}09'31''E.$, a distance of 77.06 feet; thence $N.89^{\circ}39'58''W.$, a distance of 99.53 feet; thence Westerly, 469.16 feet along the arc of a non-tangent curve to the right having a radius of 630.00 feet and a central angle of $42^{\circ}40'05''$ (chord bearing $N.68^{\circ}40'41''W.$, 458.39 feet); thence $N.47^{\circ}20'38''W.$, a distance of 314.58 feet; thence $N.42^{\circ}39'22''E.$, a distance of 120.00 feet; thence $N.47^{\circ}20'38''W.$, a distance of 88.11 feet; thence $N.42^{\circ}39'22''E.$, a distance of 59.83 feet to the POINT OF BEGINNING.

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors ("**Board**") of Cobblestone Community Development District (the "**District**") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for a portion of the Capital Improvement Project (CIP) (the "**Improvements**") described in the District's *Updated Master Report of the Engineer*, dated July 30, 2025 (the "**Engineer's Report**"), attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the "**Assessments**"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report – Phase 3*, dated July 30, 2025, (the "**Assessment Report**"), attached hereto as **Exhibit B** and incorporated herein by reference and on file at the Office of the District Manager, c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("**District Records Office**"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

Section 1. The recitals set forth above are true and correct and by this reference are incorporated into a form a material part of this Resolution.

Section 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

Section 3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

Section 4. The total estimated cost of the Improvements is \$9,552,116.59 (the "Estimated Cost").

Section 5. The Assessments will defray a maximum amount of \$15,135,000.00 which includes the Estimated Cost, plus financing-related costs, capitalized interest, debt service reserve, and contingency.

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

Section 7. The Assessments shall be levied within Assessment Area (Phase 3) of the District, as described in Exhibit C, which lots and lands are specially benefitted by the Improvements, and which lots and lands are further designated by the assessment plat hereinafter provided for.

Section 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

Section 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

Section 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

Section 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Pasco County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

Section 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of July 2025.

ATTEST:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary

Chairperson

Exhibit A: *Upated Master Report of the Engineer – Phase 3, dated July 30, 2025*

Exhibit B: *Master Special Assessment Methodology Report – Phase 3, dated July 30, 2025*

Exhibit C: Assessment Area  (Phase 3)

Exhibit A

[Insert *Updated Report of the Engineer – Phase 3*, dated July 30, 2025]

Exhibit B

[Insert *Master Special Assessment Methodology Report – Phase 3*, dated July 30, 2025]

Exhibit C

[Insert Legal Description for Phase 3 Lands]

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON THURSDAY, SEPTEMBER 18, 2025, AT 10:00 A.M. AT SPRINGHILL SUITES BY MARRIOTT TAMPA SUNCOAST PARKWAY, 16615 CROSSPOINTE RUN, LAND O'LAKES, FLORIDA 34638, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS PHASE 3 OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*.

WHEREAS, the Board of Supervisors (the "Board") of Cobblestone Community Development District (the "District") previously adopted Resolution 2025 - 03, entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2025- ____, a Preliminary Special Assessment Roll (the "**Preliminary Assessment Roll**") has been prepared and all other conditions precedent, as set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the Preliminary Assessment Roll and related documents are available for public inspection at the Offices of the District Manager, c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("**District Records Office**").

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

Section 1. There is hereby declared a public hearing to be held at 10:00 A.M., Thursday, September 18, 2025, at SpringHill Suites by Marriott Tampa Suncoast Parkway,

16615 Crosspointe Run, Land O'Lakes, Florida 34638, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Assessment Roll, a copy of which is on file at the District Records Office. Interested parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Pasco County (by two publications one week apart with the first publication at least twenty (20) days prior and the last publication at least one (1) week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

Section 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 30th day of July, 2025.

ATTEST:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

Chairperson, Board of Supervisors

Fifth Order of Business

5A

Fifth Order of Business

5B

Fifth Order of Business

5C

Fifth Order of Business

5D

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, on May 28, 2025, to the Board of Supervisors (“**Board**”) of the Cobblestone Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Cobblestone Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of **\$922,086.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 571,906.00
--------------------	---------------

Debt Service Series 2022-1 Funds	\$ 225,450.00
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Debt Service Series 2022-2 Funds	\$ 124,730.00
----------------------------------	---------------

Total All Funds*	\$ 922,086.00
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***Not inclusive of any collection costs or early payment discounts.**

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 30, 2025.

Attested By:

**Cobblestone Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

EXHIBIT “A”
Fy 2025-2026 ADOPTED BUDGET

Cobblestone
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:



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Cobblestone
Community Development District

Operating Budget
Fiscal Year 2026

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL			ANNUAL
	BUDGET FY 2025	THRU 1/31/25	February- 9/30/2025	PROJECTED FY 2025	% +/-) Budget		BUDGET FY 2026
REVENUES							
Interest - Investments	\$ -	\$ 713	\$ -	\$ 713	0%	\$	-
Operations & Maintenance Assmts - On Roll	94,174	270,170	-	270,170	187%		263,946
Special Assmnts- Off Roll Collections	-	22,032	-	22,032	0%		-
Developer Contributions	468,493	1,080	270,465	271,545	-42%		298,721
Misc Revenues	-	22	-	22	0%		-
TOTAL REVENUES	\$ 562,667	\$ 294,017	\$ 270,465	\$ 564,482		\$	562,667
EXPENDITURES							
Financial and Administrative							
Supervisor Fees	\$ 7,200	2,400	\$ 4,800	\$ 7,200	0%	\$	7,200
Proserv-Dissemination agent	10,000	4,167	5,833	10,000	0%		5,000
Proserv-info Technology	500	250	250	500	0%		500
Proserv-Recording secretary	2,000	-	2,000	2,000	0%		2,400
Field services	12,000	-	12,000	12,000	0%		12,000
District council	15,000	26,038	-	26,038	74%		40,000
District engineer	9,500	3,068	6,432	9,500	0%		10,000
Administrative Services	4,500	1,875	2,625	4,500	0%		4,500
District manager	25,000	10,417	14,583	25,000	0%		25,000
Accounting services	12,000	3,750	8,250	12,000	0%		9,000
Website compliance	1,800	-	1,800	1,800	0%		1,800
Postage,Phone,Faxes,Copies	500	62	438	500	0%		500
Rentals - General	500	250	250	500	0%		1,100
Public officials insurance	2,500	-	2,500	2,500	0%		2,738
Legal advertising	3,500	323	3,177	3,500	0%		3,500
Miscellaneous services	250	-	250	250	0%		250

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	% +/(-) Budget	ANNUAL BUDGET FY 2026
Bank Fees	200	-	200	200	0%	200
Financial and Revenue collections	5,000	-	5,000	5,000	0%	5,000
Website administration	1,200	500	700	1,200	0%	1,200
Office supplies	100	-	100	100	0%	100
Dues,Licenses,Subscriptions	175	203.00	-	203	16%	175.00
Total Financial and Administrative	\$ 113,425	\$ 53,303	\$ 71,188	\$ 124,491		\$ 132,163
Insurance						
General Liability		-	\$ -	\$ -	0%	\$ 3,346
Property & Casualty Insurance		-	-	-	0%	10,869
Total Insurance	\$ -	\$ -	\$ -	\$ -		\$ 14,215
Water Utility Services						
Utlity-Water	\$ 4,500		\$ 4,500	\$ 4,500	0%	\$ 4,500
Total Insurance	\$ 4,500	\$ -	\$ 4,500	\$ 4,500		\$ 4,500
Utility Services						
Electric Utility Services	\$ 12,000	-	\$ 12,000	\$ 12,000	0%	\$ 18,000
Street Lights	75,000		75,000	75,000	0%	75,000
Total Utility Services	\$ 87,000	\$ -	\$ 87,000	\$ 87,000		\$ 93,000
Amenity						
Garbage	\$ 2,800	\$ -	\$ 2,800	\$ 2,800	0%	\$ 2,800
Aquatic Plant replacement	\$ 500	-	500	500	0%	500
Security Monitoring servicing	\$ 2,200	-	2,200	2,200	0%	6,300
R&M other landscape	\$ 5,000	1,450	3,550	5,000	0%	5,000
Landscape annuals	\$ 14,000	-	14,000	14,000	0%	14,000

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

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

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

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	% +/-) Budget	ANNUAL BUDGET FY 2026
Contingency Reserve	24,800	5,368	19,432	24,800	0%	90,739
Total Contingency	\$ 24,800	\$ 5,368	\$ 19,432	\$ 24,800		\$ 90,739
TOTAL EXPENDITURES	\$ 560,167	\$ 75,261	\$ 496,645	\$ 571,906		\$ 562,667
Excess (deficiency) of revenues	\$ 2,500	\$ 218,756	\$ (226,180)	\$ (7,424)		\$ -
Net change in fund balance	\$ 2,500	\$ 218,756	\$ (226,180)	\$ (7,424)		\$ -
FUND BALANCE, BEGINNING	\$ (41,024)	\$ (38,524)	\$ 180,232	\$ (41,024)		\$ (48,448)
FUND BALANCE, ENDING	\$ (38,524)	\$ 180,232	\$ (45,948)	\$ (48,448)		\$ (48,448)

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	(38,524)
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(7,424)

Estimated Funds Available - 9/30/2025		(45,948)
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FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	(45,948)
Less: First Quarter Operating Reserve		(140,667) ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-

Estimated Remaining Undesignated Cash as of 9/30/2026		(186,615)
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

Onsite Staff

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

District Management

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

Field Management

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

Administration

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

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

Financial/Revenue Collections

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

Rentals and Leases

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

Data Storage

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

Accounting Services

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

Dissemination Agent/Reporting

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

Website Administration Services

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

District Engineer

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

District Counsel

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

Trustee Fees

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

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

Postage, Phone, Faxes, Copies

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

Mailings

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

Professional Services – Arbitrage Rebate

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

Legal Advertising

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

Bank Fees

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

Dues, Licenses and Fees

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

Onsite Office Supplies

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

Website ADA Compliance

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

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

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

Deductible

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

EXPENDITURES

Utility Services

Electric Utility Services

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

Streetlights

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

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

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

Gas

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

Facility A/C & Heating R&M

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

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

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

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

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

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

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

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

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

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

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

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

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

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

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

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

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

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Cobblestone
Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2022-1 Bonds
Fiscal Year 2026 Budget

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

**Cobblestone Community Development District
(Pasco County, Florida)**

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1

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

Cobblestone
Community Development District

Series 2022-1 Debt Service

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

Series 2022-2 Bonds
Fiscal Year 2026 Budget

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

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

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

Cobblestone
Community Development District

Series 2022-2 Debt Service

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

Series 2024 Bonds
Fiscal Year 2026 Budget

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

**Cobblestone Community Development District
Special Assessment Revenue Bonds, Series 2024**

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

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Cobblestone
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION										
Phase 1- Series 2022-1										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	128	\$ 919.13	\$ 919.13	\$ -	\$ 1,233.52	\$ 1,233.52	\$ -	\$ 2,152.65	\$ 2,152.65	\$ -
SF 50'	54	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,541.90	\$ 1,541.90	\$ -	\$ 2,690.81	\$ 2,690.81	\$ -
	182									
Phase 1- Series 2022-2										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	30	\$ 919.13	\$ 919.13	\$ -	\$ 1,233.83	\$ 1,233.83	\$ -	\$ 2,152.96	\$ 2,152.96	\$ -
SF 50'	64	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,542.28	\$ 1,542.28	\$ -	\$ 2,691.19	\$ 2,691.19	\$ -
	94									
Phase 2- Series 2024										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	43	\$ 919.13	\$ 919.13	\$ -	\$ 1,403.39	\$ 1,403.39	\$ -	\$ 2,322.52	\$ 2,322.52	\$ -
SF 50'	76	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,754.24	\$ 1,754.24	\$ -	\$ 2,903.15	\$ 2,903.15	\$ -
	119									
Phase 3- Future Bonds										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	129	\$ 919.13	\$ 919.13	\$ -	\$ -	\$ -	\$ -	\$ 919.13	\$ 919.13	\$ -
SF 50'	63	\$ 1,148.91	\$ 1,148.91	\$ -	\$ -	\$ -	\$ -	\$ 1,148.91	\$ 1,148.91	\$ -
	192									

(1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.

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

Fifth Order of Business

5E

Fifth Order of Business

5F

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cobblestone Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2025-2026 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, M/I Homes of Tampa, LLC ("**M/I HOMES**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in

accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on October 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 30, 2025.

Attested By:

**Cobblestone Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget with Assessment Summary

Exhibit B: Form of Budget Funding Agreement with Developer

Exhibit “A”

FY 2025-2026 Budget with Assessment Summary

Cobblestone
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Prepared by:



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Cobblestone
Community Development District

Operating Budget
Fiscal Year 2026

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

ACCOUNT DESCRIPTION	ADOPTED		ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET		THRU	February-	PROJECTED	% +/-(-)	BUDGET
	FY 2025		1/31/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES							
Interest - Investments	\$	-	\$ 713	\$ -	\$ 713	0%	\$ -
Operations & Maintenance Assmts - On Roll		94,174	270,170	-	270,170	187%	263,946
Special Assmnts- Off Roll Collections		-	22,032	-	22,032	0%	-
Developer Contributions		468,493	1,080	270,465	271,545	-42%	298,721
Misc Revenues		-	22	-	22	0%	-
TOTAL REVENUES	\$	562,667	\$ 294,017	\$ 270,465	\$ 564,482		\$ 562,667
EXPENDITURES							
Financial and Administrative							
Supervisor Fees	\$	7,200	2,400	\$ 4,800	\$ 7,200	0%	\$ 7,200
Proserv-Dissemination agent		10,000	4,167	5,833	10,000	0%	5,000
ProsServ-info Technology		500	250	250	500	0%	500
ProsServ-Recording secretary		2,000	-	2,000	2,000	0%	2,400
Field services		12,000	-	12,000	12,000	0%	12,000
District council		15,000	26,038	-	26,038	74%	40,000
District engineer		9,500	3,068	6,432	9,500	0%	10,000
Administrative Services		4,500	1,875	2,625	4,500	0%	4,500
District manager		25,000	10,417	14,583	25,000	0%	25,000
Accounting services		12,000	3,750	8,250	12,000	0%	9,000
Website compliance		1,800	-	1,800	1,800	0%	1,800
Postage,Phone,Faxes,Copies		500	62	438	500	0%	500
Rentals - General		500	250	250	500	0%	1,100
Public officials insurance		2,500	-	2,500	2,500	0%	2,738
Legal advertising		3,500	323	3,177	3,500	0%	3,500
Miscellaneous services		250	-	250	250	0%	250

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	% +/-) Budget	ANNUAL BUDGET FY 2026
Bank Fees	200	-	200	200	0%	200
Financial and Revenue collections	5,000	-	5,000	5,000	0%	5,000
Website administration	1,200	500	700	1,200	0%	1,200
Office supplies	100	-	100	100	0%	100
Dues,Licenses,Subscriptions	175	203.00	-	203	16%	175.00
Total Financial and Administrative	\$ 113,425	\$ 53,303	\$ 71,188	\$ 124,491		\$ 132,163
Insurance						
General Liability		-	\$ -	\$ -	0%	\$ 3,346
Property & Casualty Insurance		-	-	-	0%	10,869
Total Insurance	\$ -	\$ -	\$ -	\$ -		\$ 14,215
Water Utility Services						
Utlity-Water	\$ 4,500		\$ 4,500	\$ 4,500	0%	\$ 4,500
Total Insurance	\$ 4,500	\$ -	\$ 4,500	\$ 4,500		\$ 4,500
Utility Services						
Electric Utility Services	\$ 12,000	-	\$ 12,000	\$ 12,000	0%	\$ 18,000
Street Lights	75,000		75,000	75,000	0%	75,000
Total Utility Services	\$ 87,000	\$ -	\$ 87,000	\$ 87,000		\$ 93,000
Amenity						
Garbage	\$ 2,800	\$ -	\$ 2,800	\$ 2,800	0%	\$ 2,800
Aquatic Plant replacement	\$ 500	-	500	500	0%	500
Security Monitoring servicing	\$ 2,200	-	2,200	2,200	0%	6,300
R&M other landscape	\$ 5,000	1,450	3,550	5,000	0%	5,000
Landscape annuals	\$ 14,000	-	14,000	14,000	0%	14,000

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

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

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

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 1/31/25	PROJECTED February- 9/30/2025	TOTAL PROJECTED FY 2025	% +/-) Budget	ANNUAL BUDGET FY 2026
Contingency Reserve	24,800	5,368	19,432	24,800	0%	90,739
Total Contingency	\$ 24,800	\$ 5,368	\$ 19,432	\$ 24,800		\$ 90,739
TOTAL EXPENDITURES	\$ 560,167	\$ 75,261	\$ 496,645	\$ 571,906		\$ 562,667
Excess (deficiency) of revenues	\$ 2,500	\$ 218,756	\$ (226,180)	\$ (7,424)		\$ -
Net change in fund balance	\$ 2,500	\$ 218,756	\$ (226,180)	\$ (7,424)		\$ -
FUND BALANCE, BEGINNING	\$ (41,024)	\$ (38,524)	\$ 180,232	\$ (41,024)		\$ (48,448)
FUND BALANCE, ENDING	\$ (38,524)	\$ 180,232	\$ (45,948)	\$ (48,448)		\$ (48,448)

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	(38,524)
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(7,424)

Estimated Funds Available - 9/30/2025		(45,948)
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FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	(45,948)
Less: First Quarter Operating Reserve		(140,667) ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-

Estimated Remaining Undesignated Cash as of 9/30/2026		(186,615)
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

Onsite Staff

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

District Management

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

Field Management

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

Administration

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

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

Financial/Revenue Collections

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

Rentals and Leases

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

Data Storage

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

Accounting Services

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

Dissemination Agent/Reporting

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

Website Administration Services

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

District Engineer

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

District Counsel

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

Trustee Fees

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

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

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

Postage, Phone, Faxes, Copies

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

Mailings

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

Professional Services – Arbitrage Rebate

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

Legal Advertising

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

Bank Fees

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

Dues, Licenses and Fees

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

Onsite Office Supplies

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

Website ADA Compliance

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

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

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

Deductible

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

EXPENDITURES

Utility Services

Electric Utility Services

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

Streetlights

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

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

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

Gas

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

Facility A/C & Heating R&M

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

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

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

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

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

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

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

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

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

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

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

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

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

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

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

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

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

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Cobblestone
Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2022-1 Bonds
Fiscal Year 2026 Budget

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

**Cobblestone Community Development District
(Pasco County, Florida)**

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1

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

Cobblestone
Community Development District

Series 2022-1 Debt Service

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

Series 2022-2 Bonds
Fiscal Year 2026 Budget

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

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

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

Cobblestone
Community Development District

Series 2022-2 Debt Service

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

Series 2024 Bonds
Fiscal Year 2026 Budget

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

**Cobblestone Community Development District
Special Assessment Revenue Bonds, Series 2024**

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

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Principal Debt Retirement

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

Interest Expense

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

Cobblestone
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION										
Phase 1- Series 2022-1										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	128	\$ 919.13	\$ 919.13	\$ -	\$ 1,233.52	\$ 1,233.52	\$ -	\$ 2,152.65	\$ 2,152.65	\$ -
SF 50'	54	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,541.90	\$ 1,541.90	\$ -	\$ 2,690.81	\$ 2,690.81	\$ -
	182									
Phase 1- Series 2022-2										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	30	\$ 919.13	\$ 919.13	\$ -	\$ 1,233.83	\$ 1,233.83	\$ -	\$ 2,152.96	\$ 2,152.96	\$ -
SF 50'	64	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,542.28	\$ 1,542.28	\$ -	\$ 2,691.19	\$ 2,691.19	\$ -
	94									
Phase 2- Series 2024										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	43	\$ 919.13	\$ 919.13	\$ -	\$ 1,403.39	\$ 1,403.39	\$ -	\$ 2,322.52	\$ 2,322.52	\$ -
SF 50'	76	\$ 1,148.91	\$ 1,148.91	\$ -	\$ 1,754.24	\$ 1,754.24	\$ -	\$ 2,903.15	\$ 2,903.15	\$ -
	119									
Phase 3- Future Bonds										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	129	\$ 919.13	\$ 919.13	\$ -	\$ -	\$ -	\$ -	\$ 919.13	\$ 919.13	\$ -
SF 50'	63	\$ 1,148.91	\$ 1,148.91	\$ -	\$ -	\$ -	\$ -	\$ 1,148.91	\$ 1,148.91	\$ -
	192									

(1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.

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

Exhibit “B”

Form of Budget Funding Agreement with the Developer

Cobblestone Community Development District
Fiscal Year 2025-2026 Budget Funding Agreement

This Agreement is made and entered into this 30th day of July, 2025, by and between:

Cobblestone Community Development District, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida (hereinafter "District"), and

M/I Homes of Tampa, LLC, a Florida limited liability company and a landowner in the District (hereinafter "Developer").

Recitals:

WHEREAS, the District was established by an ordinance of the Pasco County Board of County Commissioners for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including a stormwater management system, roadways, landscaping, recreational facilities and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of the real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2025-2026, which year commences on October 1, 2025, and concludes on September 30, 2026; and

WHEREAS, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the District has or will be levying non-ad valorem special assessments on all land within the District that will benefit from the activities, operations and services set forth in Exhibit "A"; and

WHEREAS, in lieu of initially certifying for collection special assessments on the Property, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its operations as described in Exhibit "A" so long as payment

is timely provided; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on Exhibit "A" to the property owned by the Developer within the District (the "Property"); and

WHEREAS, the District desires to secure the funding of the Budget through the imposition of a continuing lien against the Property and otherwise as provided herein and in any resolutions of the District pertaining to the imposition of a lien for special assessments.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District based on actual expenditures of the District as called for in the budget attached hereto as Exhibit "A" (and as Exhibit "A" may be amended from time to time), within thirty (30) days of written request by the District. Amendments to the District's 2025-2026 Fiscal Year Budget as shown on Exhibit "A" adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. The funds provided under this Agreement shall be placed in the District's general checking account. These payments are made by the Developer in lieu of the collection of special assessments that might otherwise be collected by the District.

2. The District has found that the activities, operations and services set out in Exhibit "A" provide a special and peculiar benefit to the Property, which benefit is allocated as provided in the Assessment Roll on file with the District's Office, and incorporated herein by reference. The Developer agrees that the activities, operations and services set forth in Exhibit "A" provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in Exhibit "A", as allocated in the Assessment Roll on file with the District's Office. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, or in any resolution of the District regarding the imposition and collection of special assessments, the District, in its sole discretion, and upon failure of the Developer to make payment as provided for in this Agreement, may choose to certify for collection amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection on a future years tax roll and collected by the Hillsborough County Tax Collector, collected pursuant to a foreclosure action, or, at the District's discretion, collected in any other method authorized by law.

3. In the event the District is required to certify non-ad valorem special assessments for collection as a result of the Developer's failure to provide the funds as required under this Agreement, the amount of funds received by the District from Developer under this Agreement shall be credited pro-rata to all lands subject to special assessments in the manner provided in the District's assessment methodology of operation and maintenance.

4. District and Developer agree that the Budget shall be revised at the end of the fiscal year to reflect the actual expenditures for the District for the period beginning October 1, 2025 and ending September 30, 2026. Developer shall not be responsible for any costs other than those costs provided for in the Budget, as so amended.

5. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

6. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.

7. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

8. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer, and in the manner described in paragraph 2 above.

9. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

10. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

11. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

13. This Agreement shall be effective after execution by both parties. The enforcement provisions of this Agreement shall survive its termination until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Cobblestone Community Development District

ATTEST:

By: _____
Name: Tatiana Pagan, as Chair, Board of Supervisors

Cobblestone CDD Secretary/Asst. Secretary

WITNESSES:

M/I Homes of Tampa, LLC, a Florida limited liability company

Name: _____

Name: _____

By: _____
Name: _____
As: _____

Exhibit A: Fiscal Year 2025-2026 Budget
Assessment Roll – On File with the District’s Office, and incorporated herein by reference

Exhibit "A"
Fiscal Year 2025-2026 Budget

Fifth Order of Business

5G

Cobblestone Community Development District
Fiscal Year 2025-2026 Budget Funding Agreement

This Agreement is made and entered into this 30th day of July, 2025, by and between:

Cobblestone Community Development District, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida (hereinafter "District"), and

M/I Homes of Tampa, LLC, a Florida limited liability company and a landowner in the District (hereinafter "Developer").

Recitals:

WHEREAS, the District was established by an ordinance of the Pasco County Board of County Commissioners for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including a stormwater management system, roadways, landscaping, recreational facilities and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of the real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2025-2026, which year commences on October 1, 2025, and concludes on September 30, 2026; and

WHEREAS, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the District has or will be levying non-ad valorem special assessments on all land within the District that will benefit from the activities, operations and services set forth in Exhibit "A"; and

WHEREAS, in lieu of initially certifying for collection special assessments on the Property, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its operations as described in Exhibit "A" so long as payment

is timely provided; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on Exhibit "A" to the property owned by the Developer within the District (the "Property"); and

WHEREAS, the District desires to secure the funding of the Budget through the imposition of a continuing lien against the Property and otherwise as provided herein and in any resolutions of the District pertaining to the imposition of a lien for special assessments.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District based on actual expenditures of the District as called for in the budget attached hereto as Exhibit "A" (and as Exhibit "A" may be amended from time to time), within thirty (30) days of written request by the District. Amendments to the District's 2025-2026 Fiscal Year Budget as shown on Exhibit "A" adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. The funds provided under this Agreement shall be placed in the District's general checking account. These payments are made by the Developer in lieu of the collection of special assessments that might otherwise be collected by the District.

2. The District has found that the activities, operations and services set out in Exhibit "A" provide a special and peculiar benefit to the Property, which benefit is allocated as provided in the Assessment Roll on file with the District's Office, and incorporated herein by reference. The Developer agrees that the activities, operations and services set forth in Exhibit "A" provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in Exhibit "A", as allocated in the Assessment Roll on file with the District's Office. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, or in any resolution of the District regarding the imposition and collection of special assessments, the District, in its sole discretion, and upon failure of the Developer to make payment as provided for in this Agreement, may choose to certify for collection amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection on a future years tax roll and collected by the Hillsborough County Tax Collector, collected pursuant to a foreclosure action, or, at the District's discretion, collected in any other method authorized by law.

3. In the event the District is required to certify non-ad valorem special assessments for collection as a result of the Developer's failure to provide the funds as required under this Agreement, the amount of funds received by the District from Developer under this Agreement shall be credited pro-rata to all lands subject to special assessments in the manner provided in the District's assessment methodology of operation and maintenance.

4. District and Developer agree that the Budget shall be revised at the end of the fiscal year to reflect the actual expenditures for the District for the period beginning October 1, 2025 and ending September 30, 2026. Developer shall not be responsible for any costs other than those costs provided for in the Budget, as so amended.

5. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

6. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.

7. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

8. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer, and in the manner described in paragraph 2 above.

9. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

10. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

11. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

13. This Agreement shall be effective after execution by both parties. The enforcement provisions of this Agreement shall survive its termination until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

Cobblestone Community Development District

By: _____
Name: Tatiana Pagan, as Chair, Board of
Supervisors

Cobblestone CDD Secretary/Asst. Secretary

WITNESSES:

M/I Homes of Tampa, LLC, a Florida limited liability company

Name: _____

Name: _____

By: _____
Name: _____
As: _____

Exhibit A: Fiscal Year 2025-2026 Budget
Assessment Roll – On File with the District’s Office, and incorporated herein by reference

Exhibit "A"
Fiscal Year 2025-2026 Budget

Seventh Order of Business

7A

RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Cobblestone Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “**the Board**”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 30th DAY OF JULY, 2025.

ATTEST:

**COBBLESTONE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/ VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS' MEETING DATES
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2025/2026

October 22, 2025	10:00 a.m.
November 26, 2025	10:00 a.m.
December 24, 2025	10:00 a.m.
January 28, 2026	10:00 a.m.
February 25, 2026	10:00 a.m.
March 25, 2026	10:00 a.m.
April 22, 2026	10:00 a.m.*
May 27, 2026	10:00 a.m.
June 24, 2026	10:00 a.m.
July 22, 2026	10:00 a.m.
August 26, 2026	10:00 a.m.
September 23, 2026	10:00 a.m.

All meetings will convene at:

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

***Meeting date is subject to change due to the holiday.**

Seventh Order of Business

7B

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cobblestone Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cobblestone Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year the ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 2, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 2, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cobblestone Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$539,332).
- The change in the District's total net position in comparison with the prior fiscal year was (\$144,746), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$925,311, an increase of \$573,311 in comparison with the prior fiscal year. The total fund balance is non-spendable for deposits, restricted for debt service and capital projects, and the remainder is unassigned deficit fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and developer revenues. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2024	2023
Assets, excluding capital assets	\$ 958,474	\$ 376,312
Capital assets, net of depreciation	6,990,933	5,174,945
Total assets	7,949,407	5,551,257
Current liabilities	190,593	124,329
Long-term liabilities	8,298,146	5,821,514
Total liabilities	8,488,739	5,945,843
Net Position		
Net investment in capital assets	(847,110)	(645,344)
Restricted	258,958	303,899
Unrestricted	48,820	(53,141)
Total net position	\$ (539,332)	\$ (394,586)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,			
	2024	2023	
Revenues:			
Program revenues			
Charges for services	\$ 560,684	\$ 444,700	
Operating grants and contributions	71,922	24,966	
Capital grants and contributions	9,390	475	
Total revenues	641,996	470,141	
Expenses:			
General government	111,634	89,112	
Maintenance and operations	129,947	74,906	
Recreation	12,576	2,984	
Bond issuance costs	233,500	-	
Interest	299,085	246,428	
Total expenses	786,742	413,430	
Change in net position	(144,746)	56,711	
Net position - beginning	(394,586)	(451,297)	
Net position - ending	\$ (539,332)	\$ (394,586)	

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2024 was \$786,742. The costs of the District's activities were funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year. The District also received funds from investment earnings which are included in program revenues. The majority of the increase in expenses was the result of bond issuance costs in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$6,990,933 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$8,280,000 Bonds outstanding and a \$62,895 loan outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Cobblestone Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 24,608
Deposits	62,895
Restricted assets:	
Cash	2,091
Investments	868,880
Capital assets:	
Nondepreciable	6,990,933
Total assets	<u>7,949,407</u>
LIABILITIES	
Accounts payable and accrued expenses	33,163
Accrued interest payable	157,430
Non-current liabilities:	
Due within one year	155,000
Due in more than one year	8,143,146
Total liabilities	<u>8,488,739</u>
NET POSITION	
Net investment in capital assets	(847,110)
Restricted for debt service	258,958
Unrestricted	48,820
Total net position	<u>\$ (539,332)</u>

See notes to the financial statements

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

						Net (Expense) Revenue and Changes in Net Position
			Program Revenues			
		Charges for	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Functions/Programs	Expenses	Services				
Primary government:						
Governmental activities:						
General government	\$ 111,634	\$ 111,634	\$ 52,125	\$ -	\$ 52,125	
Maintenance and operations	129,947	92,220	-	9,390	(28,337)	
Recreation	12,576	-	-	-	(12,576)	
Interest on long-term debt	299,085	356,830	19,797	-	77,542	
Bond issuance costs	233,500	-	-	-	(233,500)	
Total governmental activities	786,742	560,684	71,922	9,390	(144,746)	
			Change in net position			(144,746)
			Net position - beginning			(394,586)
			Net position - ending		\$	(539,332)

See notes to the financial statements

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 24,608	\$ 2,091	\$ -	\$ 26,699
Investments	-	408,887	459,993	868,880
Due from other funds	-	5,410	110	5,520
Deposits	62,895	-	-	62,895
Total assets	<u>\$ 87,503</u>	<u>\$ 416,388</u>	<u>\$ 460,103</u>	<u>\$ 963,994</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 33,163	\$ -	\$ -	\$ 33,163
Due to other funds	5,520	-	-	5,520
Total liabilities	<u>38,683</u>	<u>-</u>	<u>-</u>	<u>38,683</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	62,895	-	-	62,895
Restricted for:				
Debt service	-	416,388	-	416,388
Capital projects	-	-	460,103	460,103
Unassigned	(14,075)	-	-	(14,075)
Total fund balances	<u>48,820</u>	<u>416,388</u>	<u>460,103</u>	<u>925,311</u>
Total liabilities and fund balances	<u>\$ 87,503</u>	<u>\$ 416,388</u>	<u>\$ 460,103</u>	<u>\$ 963,994</u>

See notes to the financial statements

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 925,311

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	6,990,933	
Accumulated depreciation	<u>-</u>	6,990,933

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(157,430)	
Loan payable	(62,895)	
Bonds payable	<u>(8,235,251)</u>	<u>(8,455,576)</u>
Net position of governmental activities		<u><u>\$ (539,332)</u></u>

See notes to the financial statements

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 203,854	\$ 356,830	\$ -	\$ 560,684
Developer contributions	52,125	-	-	52,125
Interest income	-	19,797	9,390	29,187
Total revenues	255,979	376,627	9,390	641,996
EXPENDITURES				
Current:				
General government	111,512	122	-	111,634
Maintenance and operations	129,947	-	-	129,947
Recreation	12,576	-	-	12,576
Debt Service:				
Principal	-	115,000	-	115,000
Interest	-	240,040	-	240,040
Bond cost of issuance	-	-	233,500	233,500
Capital outlay	-	-	1,815,988	1,815,988
Total expenditures	254,035	355,162	2,049,488	2,658,685
Excess (deficiency) of revenues over (under) expenditures	1,944	21,465	(2,040,098)	(2,016,689)
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	91,024	2,498,976	2,590,000
Total other financing sources (uses)	-	91,024	2,498,976	2,590,000
Net change in fund balances	1,944	112,489	458,878	573,311
Fund balances - beginning	46,876	303,899	1,225	352,000
Fund balances - ending	\$ 48,820	\$ 416,388	\$ 460,103	\$ 925,311

See notes to the financial statements

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 573,311
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	1,815,988
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	115,000
Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(2,590,000)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(1,632)
Change in accrued interest	(57,413)
Change in net position of governmental activities	<u>\$ (144,746)</u>

See notes to the financial statements

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Cobblestone Community Development District ("District") was created on December 9, 2021 by Ordinance 2021-39 of the Board of County Commissioners of Pasco County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, two of the Board members are affiliated with M/I Homes of Tampa, LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was funded with Developer contributions in the current fiscal year.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt	\$ 868,880	N/A	N/A
Total Investments	<u>\$ 868,880</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 5,174,945	\$ 1,815,988	\$ -	6,990,933
Total capital assets, not being depreciated	<u>5,174,945</u>	<u>1,815,988</u>	<u>-</u>	<u>6,990,933</u>
Governmental activities capital assets, net	<u>\$ 5,174,945</u>	<u>\$ 1,815,988</u>	<u>\$ -</u>	<u>\$ 6,990,933</u>

NOTE 5 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$29.9 million. The infrastructure will include, but are not limited to, water management and control, roads, water supply, sewer and wastewater management, landscape/hardscaping/irrigation and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the water supply and sewer and wastewater management improvements are to be conveyed to others for ownership and maintenance responsibilities.

During the current fiscal year the District acquired infrastructure improvements from the Developer for a total cost of \$1,806,146.

NOTE 6 – LONG-TERM LIABILITIES

Series 2022

On March 11, 2022, the District issued \$5,875,000 of Special Assessment Revenue Bonds, Series 2022-1 and 2022-2, consisting of multiple term bonds with due dates ranging from May 1, 2027 through May 1, 2053 and interest rates ranging from 3.4% - 4.38%. The Bonds were issued to finance the construction and acquisition of infrastructure improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2022. Principal on the Bonds is to be paid serially commencing on May 1, 2023.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Series 2024

On April 30, 2024, the District issued \$2,590,000 of Special Assessment Revenue Bonds, Series 2024, consisting of multiple term bonds with due dates ranging from May 1, 2031 through May 1, 2053 and fixed interest rates ranging from 4.55% - 5.7%. The Bonds were issued to finance the construction and acquisition of infrastructure improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2024. Principal on the Bonds is to be paid serially commencing on May 1, 2025.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Loan Payable

On August 4, 2023, the District entered into an agreement with Withlacoochee River Electric Cooperative ("WREC") for street and outdoor lighting. The terms of the agreement required the District to pay a deposit of \$62,895 to WREC. The District has borrowed \$62,895 from the Developer in order to pay the deposit. As of September 30, 2024, the District has recorded a loan payable to the Developer for \$62,895.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds Payable					
Series 2022-1	\$ 3,680,000	\$ -	\$ 75,000	\$ 3,605,000	\$ 75,000
Less Bond discount	(27,567)	-	(970)	(26,597)	-
Series 2022-2	2,125,000	-	40,000	2,085,000	40,000
Less Bond discount	(18,814)	-	(662)	(18,152)	-
Series 2024	-	2,590,000	-	2,590,000	40,000
Direct borrowings					
Loan proceeds	62,895	-	-	62,895	-
Total	<u>\$ 5,821,514</u>	<u>\$ 2,590,000</u>	<u>\$ 113,368</u>	<u>\$ 8,298,146</u>	<u>\$ 155,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 155,000	\$ 377,441	\$ 532,441
2026	160,000	371,320	531,320
2027	165,000	365,420	530,420
2028	175,000	359,292	534,292
2029	185,000	352,306	537,306
2030-2034	1,020,000	1,644,436	2,664,436
2035-2039	1,265,000	1,396,790	2,661,790
2040-2044	1,605,000	1,079,635	2,684,635
2045-2049	2,020,000	670,236	2,690,236
2050-2053	1,530,000	172,097	1,702,097
	<u>\$ 8,280,000</u>	<u>\$ 6,788,973</u>	<u>\$ 15,068,973</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developers have agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$52,125.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since the inception of the District.

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with
	Original and	Actual	Final Budget -
	Final	Amounts	Positive
			(Negative)
REVENUES			
Assessments	\$ -	\$ 203,854	\$ 203,854
Developer contributions	562,667	52,125	(510,542)
Total revenues	562,667	255,979	(306,688)
EXPENDITURES			
Current:			
General government	88,017	111,512	(23,495)
Maintenance and operations	425,800	129,947	295,853
Parks and recreation	48,850	12,576	36,274
Total expenditures	562,667	254,035	308,632
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	1,944	<u>\$ 1,944</u>
Fund balance - beginning		<u>46,876</u>	
Fund balance - ending		<u>\$ 48,820</u>	

See notes to required supplementary information

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	7
Employee compensation	N/A
Independent contractor compensation	\$101,044
Construction projects to begin on or after October 1; (>\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$919.13 - 1,148.91 Debt service - \$1,233.52 - \$1,542.28
Special assessments collected	\$560,684
Outstanding Bonds:	
Series 2022-1, due May 1, 2051	\$3,680,000
Series 2022-2, due May 1, 2053	\$2,125,000
Series 2024, due May 1, 2053	\$2,590,000



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Cobblestone Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cobblestone Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 2, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 2, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cobblestone Community Development District
Pasco County, Florida

We have examined Cobblestone Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cobblestone Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 2, 2025



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Cobblestone Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cobblestone Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 2, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 2, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cobblestone Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cobblestone Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 2, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Seventh Order of Business

7C



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: _____

Seventh Order of Business

7D



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:

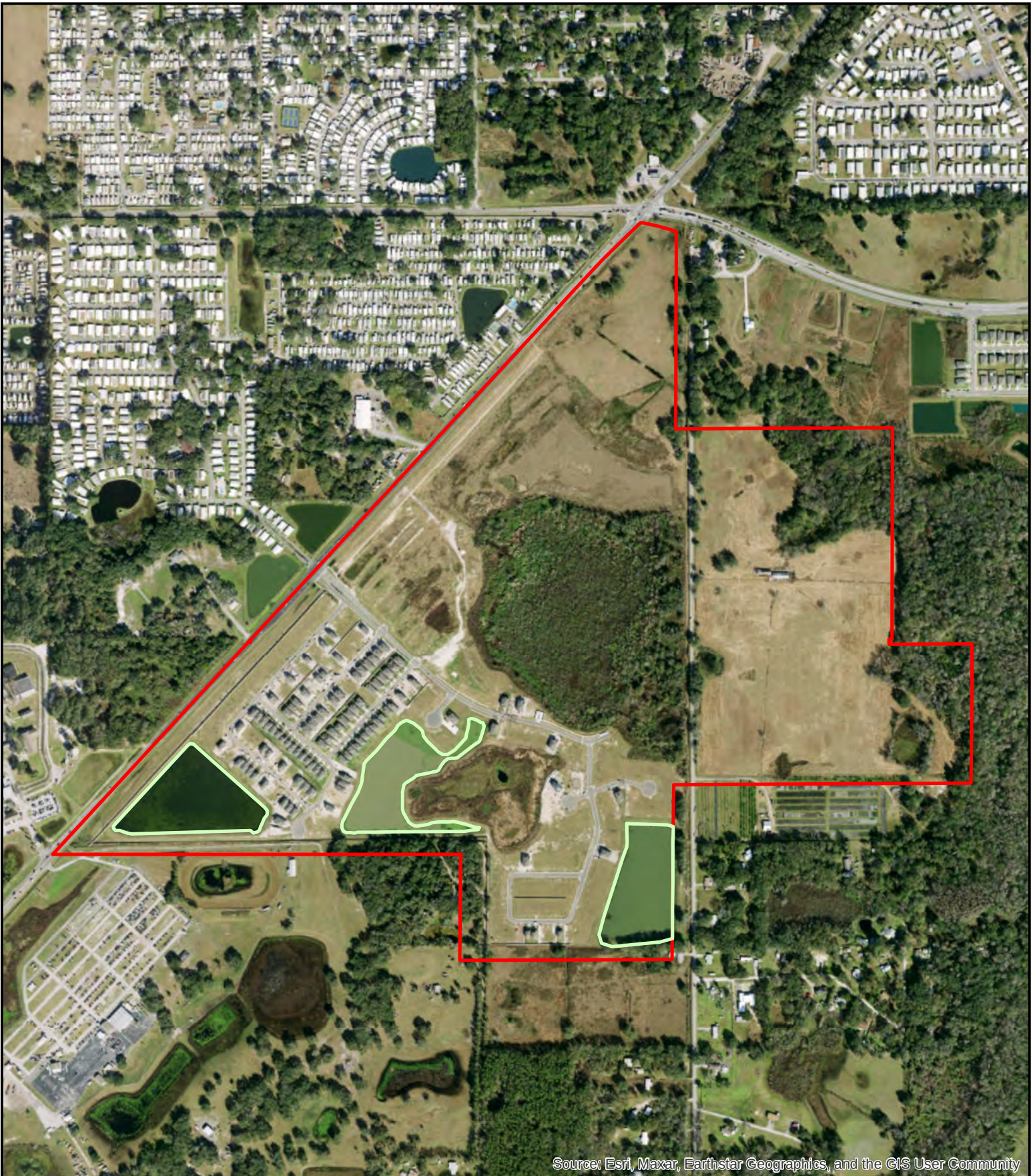
Contact Person: _____

Billing Address: _____

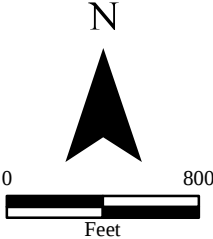
Telephone: _____

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

Seventh Order of Business

7E

Seventh Order of Business

7F



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

ESTIMATE

DATE	DUE	ESTIMATE #
6/30/2025	7/30/2025	EST-SCA2021

BILL TO

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

SHIP TO

SM1191
Cobblestone CCD
2926 Ivory Bluff Court
Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

This proposal is for mowing the overgrown vegetation in the area highlighted in the attached aerial.

Steadfast crew will mow and remove vegetation from this section utilizing tractor with bush hog attachment and hand tools. Area around drainage pipe will be cleared out to allow for water to drain out smoothly. Grate drain will also have Rip Rap installed around it to slow down water velocity.	1.00	4,970.00	4,970.00
--	------	----------	----------

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

TOTAL 4,970.00

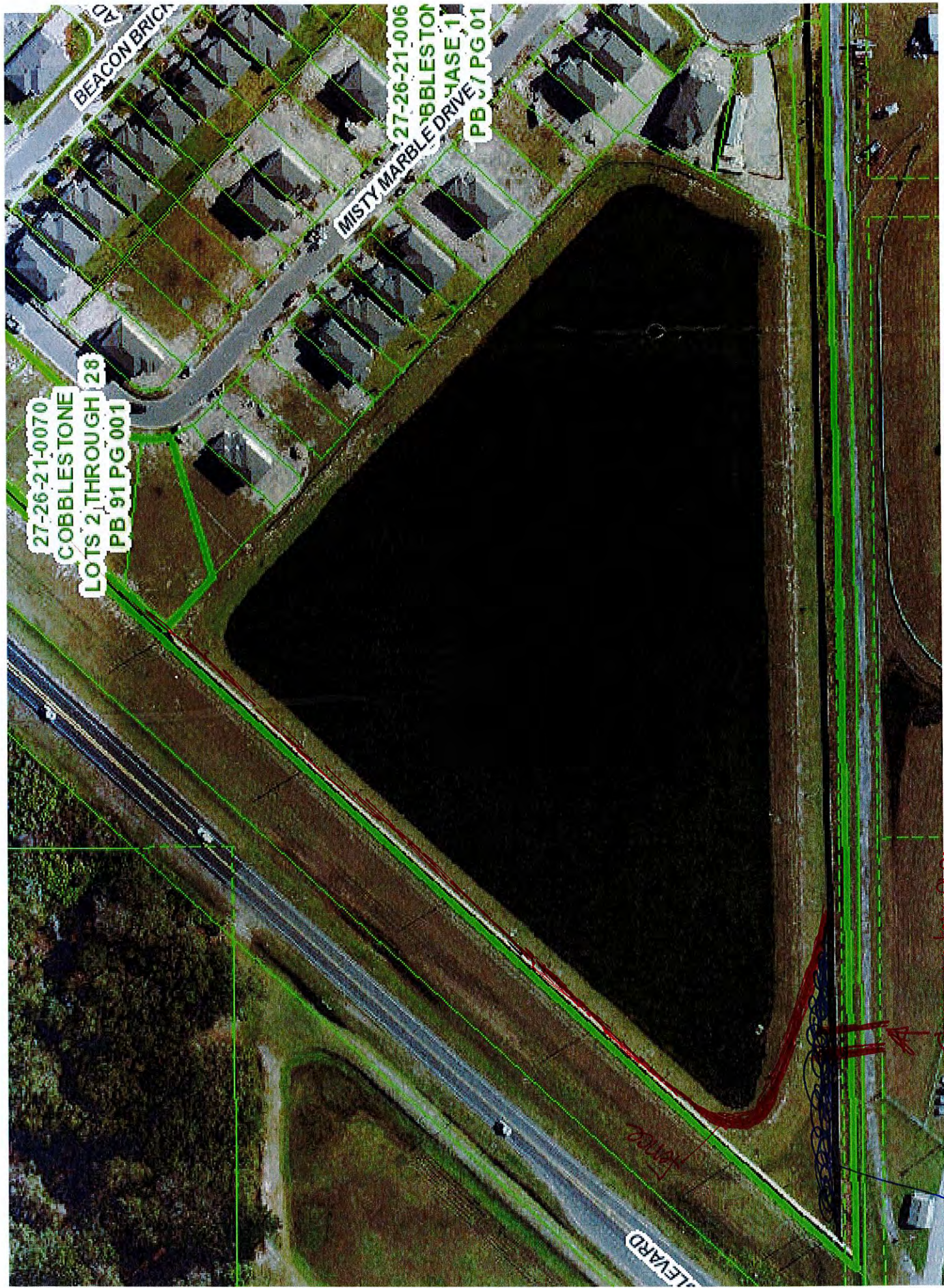
I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this 1st day of July, 2025.

Signature: [Signature]

Printed Name and Title: Tatiana Payan / Board Chair

Representing (Name of Firm): Cobblestone. cpo



Storm water pipe
High vegetation

Seventh Order of Business

7G

**FOURTH AMENDMENT TO AGREEMENT BETWEEN COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT AND M/I HOMES OF TAMPA, LLC,
REGARDING THE ACQUISITION, CONSTRUCTION AND FUNDING OF CERTAIN
WORK PRODUCT AND INFRASTRUCTURE (“ACQUISITION, CONSTRUCTION
AND FUNDING AGREEMENT”)**

THIS FOURTH AMENDMENT (“Fourth Amendment”) to the **ACQUISITION, CONSTRUCTION AND FUNDING AGREEMENT** (the “Agreement”) is made and entered into this ____ day of July, 2025, by and between:

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes (hereinafter the “**District**”), located in Pasco County, Florida, whose address is: 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607; and

M/I HOMES OF TAMPA, LLC, a Florida limited liability company, whose address is: 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (“**Developer**”).

RECITALS

WHEREAS, District and Developer entered into the Agreement between Cobblestone Community Development District and M/I Homes of Tampa, LLC, Regarding the Acquisition, Construction and Funding of Certain Work Product and Infrastructure (herein referred to as “**Acquisition, Construction and Funding Agreement**” or “**Agreement**”), dated April 1, 2022; and

WHEREAS, pursuant to this Fourth Amendment, the Developer and the District desire to convey to the District the Signalization and Lighting Improvements for US Highway 301 (SR-41) & Cobblestone Blvd/Blue Lagoon Drive (the “**Signalization Improvements**”), as further identified in the Bill of Sale attached hereto as Exhibit “A” (the “**Bill of Sale**”), which are being conveyed to the District pursuant to that Bill of Sale, and which constitute a portion of the District’s CIP (“**CIP**”), as described in the District’s *Report of Master Engineer*, dated December 20, 2021 and the District’s *Supplemental Report of District Engineer*, dated February 15, 2022 (herein collectively referred to as the “**Engineer’s Report**”); and

WHEREAS, the Developer and the District further desire to acknowledge the total amount of costs of the Signalization Improvements which have been completed and transferred to the District pursuant to the Bill of Sale, which has not been paid for by the District (the “**Costs**”); and

WHEREAS, the Developer and the District desire to confirm the terms under which the Costs may be eligible for reimbursement from the District to the Developer, subject to and conditioned upon future bond proceeds which may become available to and used by the District reimburse the Developer for portions of the Signalization Improvements, but only to the extent consistent with the Agreement, all applicable documents relating to any future series of bonds issued by the District, and the terms of this Fourth Amendment.

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

1. Incorporation of Recitals. The recitals set forth above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. Effect of Fourth Amendment. This Fourth Amendment is intended to reflect the agreement of the parties hereto acknowledging the Signalization Improvements which are conveyed to the District pursuant to the Bill of Sale. Definitions set forth in the Agreement apply to this Fourth Amendment. All of the terms and conditions set forth in the Agreement, including, but not limited to, terms and conditions for the acquisition and funding of the Signalization Improvements, shall continue to apply, and nothing herein is intended to, or shall supersede such terms and conditions.

3. Signalization and Lighting Improvements Acquired by the District Pursuant to the Bill of Sale. Attached to this Fourth Amendment as **Exhibit "A"** is the Bill of Sale identifying the Signalization Improvements which is conveyed to the District by the Developer. The District Engineer has certified that the total amount of the Signalization Improvements paid for by the District in connection with Bill of Sale, which is \$_____, exceeds the lesser of: (i) the actual cost for creation/construction of the Signalization Improvements; and (ii) the fair market value of the Signalization Improvements. The District Engineer's Certification is attached to the Fourth Amendment as Exhibit "B."

4. Future Reimbursement for Remaining Costs. Subject to, and consistent with the terms and conditions of the Agreement, the Fourth Amendment, the District Engineer's Certification, and all bond documents relating to any future series of bonds issued by the District, in its sole discretion, by the District, the District may, in the future, and in its sole discretion, elect to issue future bonds and use a portion of the bond proceeds to reimburse the Developer for the Costs documented herein.

5. Entire Fourth Amendment. This instrument shall constitute the final and complete expression of this Fourth Amendment between the parties. All terms and conditions of the Agreement are incorporated herein.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

Attest:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: Chair, Board of Supervisors

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

WITNESSES:

M/I HOMES OF TAMPA, LLC, a Florida
limited liability company

By: _____
Name: R. Scott Griffith, Vice President

Print Name

Print Name

Exhibit A: Bill of Sale for the Signalization and Lighting Improvements acquired by the District

Exhibit B: District Engineer's Certification

BILL OF SALE

Cobblestone Phase 2 Work Product, Facilities and Improvements

KNOW ALL MEN **BY THESE PRESENTS**, that **M/I Homes of Tampa, LLC**, a **Florida** limited liability company, whose address for purposes hereof is 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 ("**Grantor**"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, to it paid by the **Cobblestone Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("**District**") whose address is: c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, this ____ day of _____, 2025, all of the property, assets and rights described in Exhibit "**A**," attached hereto, and incorporated into this Bill of Sale (collectively, the "**Personal Property**"). This Personal Property is transferred to the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims, or liens.

Grantor hereby covenants to and with the District, its successors and assigns:

1. (i) Grantor is the lawful owner of the Personal Property; (ii) the Personal Property is free and clear of any liens and encumbrances and Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to convey the Property; and (iv) All contractors, subcontractors, and material men furnishing services, labor or materials relative to the Personal Property have been paid in full; and (v) the Grantor will warrant and defend the conveyance of the Personal Property hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

2. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the District any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

3. Nothing herein shall be construed as a waiver of District's limitations of liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered in its name on the date first set forth above.

Witnesses:

M/I Homes of Tampa, LLC,
A Florida limited liability company

Name: _____
(Print or Type Name)

By: _____
Name: _____
Title: _____

Name: _____
(Print or Type Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025 by _____, _____ of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is ☐ personally known to me or ☐ has produced (type of identification) as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

[Grantee's Signature Page to Bill of Sale]

Signed, sealed and delivered in the presence
of:

Print Name: _____

Print Name: _____

ACCEPTED BY GRANTEE:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special purpose government, established
pursuant to Chapter 190, *Florida Statutes*

By: _____
Tatiana Pagan, Chair, Board of Supervisors

STATE OF FLORIDA
County of _____

The foregoing instrument was acknowledged before me by means of ____ physical
presence of ____ online notarization, this ____ day of _____, 2025, by Tatiana
Pagan, as Chair of the Board of Supervisors of Cobblestone Community Development District, a
local unit of special purpose government, established and existing under Chapter 190, *Florida
Statutes*, on behalf of said entity, who is personally known to me.

NOTARY PUBLIC
Print/Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

EXHIBIT "A"

Description of Improvements and Work Product and Additional Rights

All Water Management and Control facilities, Roadways, Landscape/Hardscape/Irrigation facilities, Recreational facilities, Electrical and Streetlighting Facilities, as identified in the Supplemental Report of the District Engineer, dated March 11, 2022, and as depicted on the following plans.

1. PDP/Construction Plans for Cobblestone Phase 2 - PCU #04-157.05, approved by THaugland at 4:45 p.m., July 20, 2023.

2. Phase 2/ Sheet LA-02, Cobblestone Landscape Plan prepared by Kirkwood Designs, LLC, dated February 22, 2019.

Notwithstanding the above, Improvements include (but are not limited to) to the following:

Phase 2 Roadway Improvements: All roadway improvements including paving, drainage, curb, sidewalks, and gutter for the development of Cobblestone Phase 2, which Phase 2 property is described in Exhibit B, attached hereto.

Phase 2 Utilities: (All water supply facilities and sewer and wastewater facilities were previously conveyed to the District by a separate Bill of Sale and subsequently conveyed to Pasco County, which costs were documented in the Second Amendment to the Acquisition, Construction and Funding Agreement.)

Phase 2 Stormwater — All pond/stormwater management facilities together with the master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins and related stormwater facilities in and for the development of the Cobblestone Phase 2 property, as described in Exhibit B attached hereto, including, but not limited to **all** facilities located on portions of the real property described as Tracts SW-4, W-14-A, Drainage Easements, and Side Yard Drainage and Access Easements, and commonly owned property owned by the District, as shown on the plat of Cobblestone Phase 2, as recorded at Plat Book 94, Pages 22 through 29 of the Public Records of Pasco County, Florida and as shown on the plat of Cobblestone Lot 1, Tract OS-15 and Lots 278 through 318 as recorded at Plat Book 97, Pages 99 through 103 of the Public Records of Pasco County, Florida.

Phase 2 Recreational, Parks and Open Space Facilities : All recreational, parks and open space facilities and improvements located within Cobblestone Phase 2 property as described in Exhibit B attached hereto, including, but not limited to those facilities and improvements located within Tracts OS-11, OS-12, OS-13, OS-16, OS-18, OS-19, OS-20, and OS-30, as shown on the plat of Cobblestone, Phase 2, as recorded at Plat Book 94, Pages 22 through 29 of the Public Records of Pasco County, Florida and Tracts OS-15 and OS-16A as shown

on the plat of Cobblestone Lot 1, Tract OS-15 and Lots 278 through 318 as recorded in Plat Book 97, Pages 99 through 103 of the Public Records of Pasco County, Florida.

Phase 2 Electrical and Streetlighting Facilities and Improvements: All electrical and streetlighting facilities and improvements located within the Cobblestone Phase 2 property as described in Exhibit B attached hereto, including, but not limited to poles, conduit, utility markers, fixtures, and transformers.

Phase 2 Landscaping, Hardscaping and Irrigation Improvements: All landscaping, hardscaping and irrigation improvements within the Phase 2 property as described in Exhibit B, attached hereto, as shown on the plat of Cobblestone, Phase 2, as recorded at Plat Book 94, Page 22 through 29 of the Public Records of Pasco County, Florida and the plat of Cobblestone Lot 1, Tract OS-15 and Lots 278 through 318 as recorded in Plat Book 97, Pages 99 through 103 of the Public Records of Pasco County, Florida.

Phase 2 Work Product: All of the right, title, interest and benefit of the developer in, to and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, ownership of the above-referenced facilities and improvements.

Additional Rights: All of the right, title, interest and benefit of the Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the foregoing work product, improvements and facilities.

EXHIBIT B

DESCRIPTION:

DESCRIPTION: A portion of Tract F-1 of COBBLESTONE PHASE 1, according to the Plat thereof, as recorded in Plat Book 87, Page 15, of the Public Records of Pasco County, Florida, land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary thereof, S.00°05'43"E., a distance of 1329.32 feet to the **POINT OF BEGINNING**, also being a point on the Westerly boundary of said COBBLESTONE PHASE 1, as recorded in Plat Book 87, Page 15, of the Public Records of Pasco County, Florida; thence along the Westerly and Northerly boundary thereof the following two (2) courses: 1) N.42°39'24"E., a distance of 633.17 feet; 2) S.47°20'37"E., a distance of 247.47 feet; thence departing said Northerly boundary, S.42°39'22"W., a distance of 59.83 feet; thence S.47°20'38"E., a distance of 88.11 feet; thence S.42°39'22"W., a distance of 120.00 feet; thence S.47°20'38"E., a distance of 314.58 feet; thence Easterly, 469.16 feet along the arc of a tangent curve to the left having a radius of 630.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'41"E., 458.39 feet); thence S.89°39'58"E., a distance of 99.53 feet to a point on the East boundary of said COBBLESTONE PHASE 1; thence along said East boundary the following three (3) courses: 1) S.00°09'31"E., a distance of 1038.30 feet; 2) S.89°15'36"W., a distance of 1.77 feet; 3) S.00°20'38"E., a distance of 391.75 feet; thence departing said East boundary, S.89°45'00"W., a distance of 26.19 feet; thence Westerly, 128.81 feet along the arc of a tangent curve to the left having a radius of 347.94 feet and a central angle of 21°12'43" (chord bearing S.79°08'39"W., 128.08 feet); thence S.67°52'41"W., a distance of 308.61 feet; thence S.53°57'10"W., a distance of 34.09 feet; thence S.45°05'39"W., a distance of 39.21 feet to a Southerly corner of aforesaid Tract F-1; thence along the Southerly and Westerly boundary of said Tract F-1 for the following thirty-nine (39) courses: 1) S.68°33'58"W., a distance of 26.47 feet; 2) S.69°58'41"W., a distance of 34.02 feet; 3) S.74°42'11"W., a distance of 40.26 feet; 4) Westerly, 13.01 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 29°48'26" (chord bearing S.89°36'24"W., 12.86 feet); 5) N.75°04'07"W., a distance of 121.28 feet; 6) Northwesterly, 11.08 feet along the arc of a non-tangent curve to the right having a radius of 25.01 feet and a central angle of 25°22'40" (chord bearing N.62°47'19"W., 10.99 feet); 7) N.50°05'47"W., a distance of 379.60 feet; 8) N.43°42'40"W., a distance of 144.50 feet; 9) N.64°19'25"W., a distance of 26.82 feet; 10) N.80°32'16"W., a distance of 54.93 feet; 11) Northwesterly, 18.97 feet along the arc of a non-tangent curve to the right having a radius of 25.01 feet and a central angle of 43°27'49" (chord bearing N.59°14'11"W., 18.52 feet); 12) N.37°30'09"W., a distance of 70.50 feet; 13) Northwesterly, 12.34 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 28°16'16" (chord bearing N.23°32'39"W., 12.21 feet); 14) N.09°27'37"W., a distance of 58.15 feet; 15) N.32°54'12"W., a distance of 47.48 feet; 16) Northerly, 10.96 feet along the arc of a non-tangent curve to the right having a radius of 24.99 feet and a central angle of 25°06'53" (chord bearing N.20°29'26"W., 10.87 feet); 17) N.08°00'01"W., a distance of 52.89 feet; 18) S.42°39'24"W., a distance of 366.92 feet; 19) N.47°20'36"W., a distance of 94.89 feet; 20) Northerly, 39.38 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 90°15'27" (chord bearing N.02°28'18"W., 35.43 feet); 21) N.47°20'36"W., a distance of 50.00 feet; 22) S.42°39'24"W., a distance of 5.00 feet; 23) Westerly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.87°39'24"W., 35.36 feet); 24) N.47°20'36"W., a distance of 38.12 feet; 25) N.43°11'59"W., a distance of 153.99 feet; 26) Northerly, 37.56 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 86°05'05" (chord bearing N.00°23'07"W., 34.13 feet); 27) N.47°20'36"W., a distance of 50.16 feet; 28) Westerly, 38.27 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 87°42'51" (chord bearing N.87°03'25"W., 34.64 feet); 29) N.43°11'59"W., a distance of 60.87 feet; 30) N.47°20'36"W., a distance of 99.45 feet; 31) N.34°56'09"W., a distance of 34.19 feet; 32) Northerly, 33.86 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 77°35'33" (chord bearing N.03°51'38"E., 31.33 feet); 33) N.47°20'36"W., a distance of 50.36 feet; 34) Northeasterly, 4.26 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 09°45'25" (chord bearing N.47°32'07"E., 4.25 feet); 35) N.42°39'24"E., a distance of 0.67 feet; 36) N.47°20'36"W., a distance of 115.00 feet; 37) S.42°39'24"W., a distance of 20.69 feet; 38) N.02°20'36"W., a distance of 14.14 feet; 39) N.42°39'24"E., a distance of 1266.58 feet to the **POINT OF BEGINNING**.

Containing 69.593 acres, more or less.

This instrument should be
returned after recording to:

Scott I. Steady, Esquire
Burr & Forman LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602

Tax Parcel ID#s:
22-26-21-0090-OS110-0000
22-26-21-0090-OS120-0000
22-26-21-0090-OS130-0000
22-26-21-0100-OS150-0000
22-26-21-0090-OS160-0000
23-26-21-0090-OS180-0000
23-26-21-0090-OS190-0000
23-26-21-0090-OS200-0000
22-26-21-0090-OS300-0000
22-26-21-0090-ROWA3-0000
23-26-21-0090-SW400-0000
23-26-21-0090-W14AO-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2025, by **M/I HOMES OF TAMPA, LLC, a Florida limited liability company**, whose mailing address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the “**Grantor**”), in favor of **COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes**, whose mailing address is c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “**Grantee**”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, does hereby remise, release convey and confirm to Grantee and Grantee's successors and assigns forever, all of the land in Pasco County, Florida described on **Exhibit A** attached hereto and a part hereof (the “**Property**”).

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, unto Grantee, its successors and assigns, in fee simple forever, for the purposes set forth on the following Plat:

The plat of Cobblestone Phase 2 as recorded in Plat Book 94, Pages 22 through 29 of the Public Records of Pasco County, Florida and as corrected by the Surveyor's Affidavit Correcting Plat as recorded in OR Book 11179, Pages 1862 and 1863 of the Public Records of Pasco County, Florida, and the plat of Cobblestone Lot 1, Tract OS-15 and Lots 278 through 318 as recorded in Plat Book 97, Pages 99 through 103 of the Public Records of Pasco County, Florida are collectively referred to in this Special Warranty Deed as "**Plat**".

TO HAVE AND TO HOLD the same in fee simple forever.

Grant of Easements

That Grantor, for good and valuable consideration to it in hand paid by Grantee, the receipt of which is acknowledged, hereby further remises, releases, conveys and confirms to Grantee, its successors and assigns forever, the following non-exclusive, perpetual easement rights as more particularly described below, for the purposes set forth on the Plat ("**Easements**"):

Those certain Drainage Easements, Side Yard Drainage, Access Landscape and Fence Easements (together, "**Easement Areas**"), identified on the plat of Cobblestone Phase 2, as recorded in Plat Book 94, Pages 22 through 29 of the Public Records of Pasco County, Florida and the plat of Cobblestone Lot 1, Tract OS-15 and Lots 278 through 318 as recorded in Plat Book 97, Pages 99 through 103 of the Public Records of Pasco County, Florida, and with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing stormwater, hardscaping, landscaping, irrigation, wetland, fencing and/or other Grantee improvements and facilities.

TOGETHER with all rights of Grantor, if any, to such stormwater, hardscaping, landscaping, irrigation, fencing, wetland and/or other improvements and facilities, and that are located in the Easement Areas.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY TAXES ARE DUE.

Subject to the matters noted in this Deed, Grantor covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; that Grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever lawfully claiming or purporting to claim the same, or any party thereof, by, through or under Grantor, but not otherwise; and that the land is free of all encumbrances except for zoning and land use regulations, property taxes for the current year (if not yet due and payable), easements, covenants, restrictions and other matters of record.

[Signature pages follow.]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above written.

WITNESSES:

M/I HOMES OF TAMPA, LLC, a Florida
limited liability company

Printed Name: _____

Address: _____

By: _____

Printed Name: _____

Title: _____

“Grantor”

Printed Name: _____

Address: _____

[CORPORATE SEAL]

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of April, 2025, by _____, as _____ of M/I Homes of Tampa, LLC, on behalf of the Florida limited liability company. He/She is personally known to me or ☐ has produced _____ as identification.

[AFFIX NOTARIAL SEAL]

NOTARY PUBLIC, STATE OF _____

Print Name: _____

[Grantee’s Signature Page to Special Warranty Deed]

Signed, sealed and delivered
in the presence of:

Print Name: _____
Address: _____

Print Name: _____
Address: _____

ACCEPTED BY GRANTEE:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special purpose government, established
pursuant to Chapter 190, Florida Statutes

By: _____
Tatiana Pagan, Chair, Board of Supervisors

STATE OF FLORIDA
County of _____

The foregoing instrument was acknowledged before me by means of ____ physical
presence of ____ online notarization, this ____ day of A, 2025, by Tatiana Pagan, as Chair of the
Board of Supervisors of Cobblestone Community Development District, a local unit of special
purpose government, established and existing under Chapter 190, *Florida Statutes*, on behalf of
said entity, who is personally known to me.

NOTARY PUBLIC
Print/Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

EXHIBIT A

Legal Description

Tracts OS-11, OS-12, OS-13, OS-16, OS-18, OS-19, OS-20, OS-30, ROW-A3, SW-4 and W-14A of the plat of Cobblestone Phase 2 as recorded in Plat Book 94, Pages 22 through 29 of the Public Records of Pasco County, Florida and as corrected by the Surveyor's Affidavit Correcting Plat as recorded in OR Book 11179, Pages 1862 and 1863 of the Public Records of Pasco County, Florida, and Tracts OS-15 and OS-16A of the plat of Cobblestone Lot 1, Tract OS-15 and Lots 278 through 318 as recorded in Plat Book 97, Pages 99 through 103 of the Public Records of Pasco County, Florida.

CERTIFICATE OF DISTRICT ENGINEER
Acquisition of Signalization and Lighting Improvements
Cobblestone Community Development District Special Assessment Revenue Bonds, Series 2024

Board of Supervisors
Cobblestone Community Development District
(Pasco County, Florida)

Re: Cobblestone Community Development District Acquisition of Signalization
and Lighting Improvements – Cobblestone Series 2024 Bonds

Ladies and Gentlemen:

The undersigned, an authorized representative of Stantec Consulting Services Inc. serves as the District Engineer to Cobblestone Community Development District (the "District"), and hereby makes the following certifications in connection with the District's acquisition from M/I Homes of Tampa, LLC (the "Developer") of the Signalization and Lighting Improvements, as further described in Exhibit "A" attached hereto, and in the Bill of Sale, dated _____, 2025. For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have relied upon the Certificate of Engineer of Record issued by Rayser Transportation Consulting, LLC for the determination that the Signalization and Lighting Improvements have been designed, installed, constructed, operated and maintained in conformity with the plans, specifications, permits and governmental regulations. I have further reviewed certain documentation relating to the same, including, but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documentation.

2. The Signalization and Lighting Improvements are part of the Capital Improvement Program ("CIP") as described in the District's *Amended and Restated Master Report of the Engineer*, dated March 22, 2024. The Signalization and Lighting Improvements are also part of the Series 2024 Project, as described in *Supplemental Report of the District Engineer – Phase 2 Project*, dated March 22, 2024. The CIP and the Series 2024 Project specially benefit the property within the District.

3. The total amount which may be paid to M/I Homes of Tampa, LLC for the Signalization and Lighting Improvements is \$ 1,185,145, which amount is equal to or less than each of the following: (a) what was actually paid by the Developer for the Signalization and Lighting Improvements; and (b) the reasonable fair market value of the Signalization and Lighting Improvements.

4. The construction of the Signalization and Lighting Improvements are part of the CIP and the Series 2024 Project, and constitute a lawful public purpose of the District, pursuant to Chapter 190, *Florida Statutes*.

5. With this document, I hereby certify that it is appropriate at this time to acquire the Signalization and Lighting Improvements.

I hereby swear and affirm that I have read the foregoing District Engineer's Certificate and the statements set forth herein are true and correct to the best of my knowledge and belief.

STANTEC CONSULTING SERVICES, INC.,
a foreign corporation

By: [Signature]
Title: SENIOR PROJECT MANAGER
Date: JULY 24, 2025

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of July, 2025 by Tonja Stewart, PE, as authorized representative of Stantec Consulting Services, Inc. He/she is ☒ personally known to me or ☐ has produced (type of identification) as identification.

[Notarial Seal]



[Signature]
Notary Public, State of Florida

Print Name: Geri L Reese
Commission No. _____
My Commission Expires: _____

Eighth Order of Business

8A

**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

Eighth Order of Business

8B

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	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
					CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
FUND BALANCES										
Restricted for:										
Debt Service	-	209,216	114,642	175,155	-	-	-	-	-	499,013
Capital Projects	-	-	-	-	891	928	1,444	-	-	3,263
Unassigned:	33,487	-	-	-	-	-	-	5,173,784	48,965	5,256,236
TOTAL FUND BALANCES	33,487	209,216	114,642	175,155	891	928	1,444	5,173,784	48,965	5,758,512
TOTAL LIABILITIES & FUND BALANCES	\$ 70,992	\$ 209,216	\$ 114,694	\$ 175,281	\$ 891	\$ 931	\$ 1,444	\$ 5,173,784	\$ 8,236,860	\$ 13,984,093

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		<u>\$ 1,444</u>		

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	9,477.23
Subtotal	7,797.23	Outstanding Checks	-1,680.00
Negative Adjustments	0.00	Ending Balance	7,797.23
Ending G/L 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

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 June 30, 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	\$ 27,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,446
Cash in Transit	-	2,289	1,294	1,936	-	-	-	-	-	5,519
Due From Other Funds	-	-	-	-	68	-	113	-	-	181
Investments:										
Acquisition & Construction Account	-	-	-	-	826	934	1,336	-	-	3,096
Reserve Fund	-	113,343	63,789	91,024	-	-	-	-	-	268,156
Revenue Fund	-	96,627	51,318	84,889	-	-	-	-	-	232,834
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	\$ 90,641	\$ 212,259	\$ 116,401	\$ 177,849	\$ 894	\$ 934	\$ 1,449	\$ 5,173,784	\$ 8,236,860	\$ 14,011,071
LIABILITIES										
Accounts Payable	\$ 79,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	79,995
Loan Payable	-	-	-	-	-	-	-	-	62,895	62,895
Bonds Payable	-	-	-	-	-	-	-	-	8,125,000	8,125,000
Due To Other Funds	-	-	52	126	-	3	-	-	-	181
TOTAL LIABILITIES	79,995	-	52	126	-	3	-	-	8,187,895	8,268,071

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of June 30, 2025
(In Whole Numbers)

		SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2022-1	SERIES 2022-2	SERIES 2024			
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
					FUND	FUND	FUND	FUND	DEBT FUND	
FUND BALANCES										
Restricted for:										
Debt Service	-	212,259	116,349	177,723	-	-	-	-	-	506,331
Capital Projects	-	-	-	-	894	931	1,449	-	-	3,274
Unassigned:	10,646	-	-	-	-	-	-	5,173,784	48,965	5,233,395
TOTAL FUND BALANCES	10,646	212,259	116,349	177,723	894	931	1,449	5,173,784	48,965	5,743,000
TOTAL LIABILITIES & FUND BALANCES	\$ 90,641	\$ 212,259	\$ 116,401	\$ 177,849	\$ 894	\$ 934	\$ 1,449	\$ 5,173,784	\$ 8,236,860	\$ 14,011,071

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 713	\$ 713	0.00%
Special Assmnts- Tax Collector	94,174	212,773	118,599	225.94%
Special Assmnts- CDD Collected	-	53,351	53,351	0.00%
Developer Contribution	468,493	25,000	(443,493)	5.34%
Other Miscellaneous Revenues	-	72	72	0.00%
TOTAL REVENUES	562,667	291,909	(270,758)	51.88%

EXPENDITURES

Administration

Supervisor Fees	7,200	4,200	3,000	58.33%
ProfServ-Dissemination Agent	10,000	8,333	1,667	83.33%
ProfServ-Info Technology	500	500	-	100.00%
ProfServ-Recording Secretary	2,000	2,000	-	100.00%
ProfServ-Trustee Fees	-	11,260	(11,260)	0.00%
Field Services	12,000	10,000	2,000	83.33%
District Counsel	15,000	38,924	(23,924)	259.49%
District Engineer	9,500	9,489	11	99.88%
Administrative Services	4,500	3,769	731	83.76%
District Manager	25,000	20,833	4,167	83.33%
Accounting Services	12,000	16,100	(4,100)	134.17%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	116	384	23.20%
Rentals - General	500	951	(451)	190.20%
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	4,282	718	85.64%
Website Administration	1,200	1,022	178	85.17%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	353	(178)	201.71%
Total Administration	113,425	152,824	(39,399)	134.74%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electricity - General	12,000	40	11,960	0.33%
Electricity - Streetlights	75,000	11,415	63,585	15.22%
Total Electric Utility Services	87,000	11,455	75,545	13.17%
<u>Water Utility Services</u>				
Utility - Water	4,500	21,140	(16,640)	469.78%
Total Water Utility Services	4,500	21,140	(16,640)	469.78%
<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	10,180	(5,180)	203.60%
Landscape - Annuals	14,000	-	14,000	0.00%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	192,142	91,740	100,402	47.75%
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	117,421	151,321	43.69%
<u>Road and Street Facilities</u>				
Roadway Repair & Maintenance	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
<u>Parks and Recreation</u>				
Clubhouse - Facility Janitorial Service	7,500	2,135	5,365	28.47%
Amenity Center Cleaning & Supplies	750	1,362	(612)	181.60%
Contracts-Pools	14,400	4,547	9,853	31.58%
Telephone/Fax/Internet Services	950	-	950	0.00%
R&M-Pools	2,500	4,864	(2,364)	194.56%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Facility A/C & Heating Maintenance & Repair	1,000	-	1,000	0.00%
Recreation / Park Facility Maintenance	7,500	3,487	4,013	46.49%
Playground Equipment and Maintenance	300	-	300	0.00%
Access Control Maintenance & Repair	2,000	3,815	(1,815)	190.75%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	500	280	220	56.00%
Total Parks and Recreation	38,900	20,490	18,410	52.67%
<u>Contingency</u>				
Misc-Contingency	24,800	6,000	18,800	24.19%
Total Contingency	24,800	6,000	18,800	24.19%
TOTAL EXPENDITURES	560,167	330,080	230,087	58.93%
Excess (deficiency) of revenues				
Over (under) expenditures	2,500	(38,171)	(40,671)	-1526.84%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	2,500	-	(2,500)	0.00%
TOTAL FINANCING SOURCES (USES)	2,500	-	(2,500)	0.00%
Net change in fund balance	\$ 2,500	\$ (38,171)	\$ (45,671)	-1526.84%
FUND BALANCE, BEGINNING (OCT 1, 2024)		48,817		
FUND BALANCE, ENDING		\$ 10,646		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2022-1 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,234	\$ 7,234	0.00%
Special Assmnts- Tax Collector	223,085	225,136	2,051	100.92%
Special Assmnts- CDD Collected	-	56,567	56,567	0.00%
TOTAL REVENUES	223,085	288,937	65,852	129.52%
<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	-	64,577	64,577	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	\$ -	\$ 3,811	\$ 3,811	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		208,448		
FUND BALANCE, ENDING		\$ 212,259		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2022-2 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,985	\$ 3,985	0.00%
Special Assmnts- Tax Collector	126,090	127,249	1,159	100.92%
Special Assmnts- CDD Collected	-	(128,725)	(128,725)	0.00%
TOTAL REVENUES	126,090	2,509	(123,581)	1.99%
<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	-	(124,261)	(124,261)	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	\$ -	\$ 1,052	\$ 1,052	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		115,297		
FUND BALANCE, ENDING		\$ 116,349		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2024 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,163	\$ 5,163	0.00%
Special Assmnts- Tax Collector	180,010	190,379	10,369	105.76%
Special Assmnts- CDD Collected	-	70,851	70,851	0.00%
TOTAL REVENUES	180,010	266,393	86,383	147.99%
<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	-	85,082	85,082	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		92,641		
FUND BALANCE, ENDING		\$ 177,723		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2022-1 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 95	\$ 95	0.00%
TOTAL REVENUES	-	95	95	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	95	95	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		799		
FUND BALANCE, ENDING		<u>\$ 894</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2022-2 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 30	\$ 30	0.00%
TOTAL REVENUES	-	30	30	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	30	30	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		901		
FUND BALANCE, ENDING		<u>\$ 931</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2024 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,676	\$ 11,676	0.00%
TOTAL REVENUES	-	11,676	11,676	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	-	(456,955)	(456,955)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		458,404		
FUND BALANCE, ENDING		<u>\$ 1,449</u>		

Bank Account Statement

Cobblestone CDD

Wednesday, July 16, 2025
Page 1

Bank Account No. 4096
Statement No. 06_25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	27,446.39	Statement Balance	30,666.46
		Outstanding Deposits	3,887.92
Positive Adjustments	0.00		
Subtotal	27,446.39	Subtotal	34,554.38
Negative Adjustments	0.00	Outstanding Checks	-7,107.99
Ending G/L Balance	27,446.39	Ending Balance	27,446.39

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/03/2025	Payment	BD00065	Special Assmnts-CDD Collected	Deposit No. BD00065	863.98	863.98	0.00
06/11/2025	Payment	BD00066	Special Assmnts-Tax Collector	Deposit No. BD00066	2,716.10	2,716.10	0.00
06/01/2025		JE000786	Electricity - Streetlights	Reverse Bank recon adj WREC	28.56	28.56	0.00
06/01/2025		JE000788	Electricity - Streetlights	Reverse Bank recon adj WREC	796.00	796.00	0.00
06/17/2025	Payment	BD00069	Special Assmnts-Tax Collector	Deposit No. BD00069	4,888.98	4,888.98	0.00
06/17/2025	Payment	BD00071	Special Assmnts-CDD Collected	Deposit No. BD00071	28,023.94	28,023.94	0.00
06/17/2025	Payment	BD00075	Special Assmnts-CDD Collected	Deposit No. BD00075	863.98	863.98	0.00
Total Deposits					38,181.54	38,181.54	0.00
Checks							
							0.00
05/28/2025	Payment	1388	JNJ CLEANING SERVICES LLC	Check for Vendor V00043	-700.00	-700.00	0.00
05/28/2025	Payment	1389	REDWIRE,LLC	Check for Vendor V00033	-80.00	-80.00	0.00
05/28/2025	Payment	1390	STEADFAST MAINTENANCE	Check for Vendor V00037	-500.00	-500.00	0.00
05/29/2025	Payment	1391	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00
05/29/2025	Payment	1392	LEE R. THOMPSON	Check for Vendor V00012	-200.00	-200.00	0.00
06/04/2025	Payment	1395	PASCO COUNTY UTILITIES	Check for Vendor V00020	-6,755.37	-6,755.37	0.00
05/30/2025	Payment	DD425	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000741	-796.00	-796.00	0.00
05/30/2025	Payment	DD426	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000744	-28.56	-28.56	0.00
06/19/2025	Payment	1397	COOPER POOLS, INC.	Check for Vendor V00047	-1,446.92	-1,446.92	0.00
06/19/2025	Payment	1398	U.S. BANK	Check for Vendor V00023	-4,256.13	-4,256.13	0.00

Bank Account Statement

Cobblestone CDD

Wednesday, July 16, 2025

Page 2

Bank Account No. 4096

Statement No. 06_25

Statement Date

06/30/2025

06/27/2025	Payment	DD427	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000767	-557.35	-557.35	0.00
06/27/2025	Payment	DD428	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000768	-1,421.16	-1,421.16	0.00
06/27/2025	Payment	DD429	WITHLACOOCHEE RIVER ELECTRIC ACH	Payment of Invoice 000770	-50.82	-50.82	0.00
Total Checks					-16,992.31	-16,992.31	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/04/2025	Payment	1393	INFRAMARK LLC	Check for Vendor V00013		-1,073.54
06/19/2025	Payment	1396	COBBLESTONE CDD	Check for Vendor V00010		-5,519.25
06/27/2025	Payment	1399	JOHN C. BLAKLEY	Check for Vendor V00011		-200.00
06/27/2025	Payment	1400	LEE R. THOMPSON	Check for Vendor V00012		-200.00
06/27/2025	Payment	1401	MIKE FASANO TAX COLLECTOR	Check for Vendor V00005		-115.20
Total Outstanding Checks						-7,107.99

Outstanding Deposits

06/17/2025	Payment	BD00068		Deposit No. BD00068		3,887.92
Total Outstanding Deposits						3,887.92

Eighth Order of Business

8C

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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

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

001	1393	06/04/25	INFRAMARK LLC	150066	Field Services Repairs	Recreation / Park Facility Maintenance	546414-53908	\$1,073.54
001	1395	06/04/25	PASCO COUNTY UTILITIES	22394272	WATER 04/07/25-05/06/25	Utility - Water	543018-53301	\$4,487.14
001	1395	06/04/25	PASCO COUNTY UTILITIES	22394165	WATER 04/07/25-05/06/25	Utility - Water	543018-53301	\$2,206.55
001	1395	06/04/25	PASCO COUNTY UTILITIES	22088862	SERVICE 02/06/25 - 03/07/25	Utility - Water	543018-53301	\$61.68
001	1397	06/19/25	COOPER POOLS, INC.	2025-769	June 25 - Pool Maintenance	Contracts-Pools	534078-57201	\$1,446.92
001	1398	06/19/25	U.S. BANK	7760839	Trustee Fees / Assessment Area 3 / Series 2024	ProfServ-Trustee Fees	531045-51301	\$4,256.13
001	1399	06/27/25	JOHN C. BLAKLEY	JB-052825	BOARD 5/28/25	Supervisor Fees	511100-51101	\$200.00
001	1400	06/27/25	LEE R. THOMPSON	LT-052825	BOARD 5/28/25	Supervisor Fees	511100-51101	\$200.00
001	1401	06/27/25	MIKE FASANO TAX COLLECTOR	061625-	06/16 - Postage Assessment Fee	Financial & Revenue Collections	549150-51301	\$115.20
001	DD427	06/27/25	WITHLACOOCHEE RIVER ELECTRIC ACH	061225-9562	05/08 - 06/09 - Electric Bill	Electricity - Streetlights	543013-53100	\$557.35
001	DD428	06/27/25	WITHLACOOCHEE RIVER ELECTRIC ACH	061225-6429	06/12 - Streetlights	Electricity - Streetlights	543013-53100	\$1,421.16
001	DD429	06/27/25	WITHLACOOCHEE RIVER ELECTRIC ACH	061225-6427	06/12 - Electric	Electricity - Streetlights	543013-53100	\$50.82
Fund Total								\$16,076.49

SERIES 2022-1 DEBT SERVICE FUND - 200

200	1396	06/19/25	COBBLESTONE CDD	06112025 - 01	FY25 TAX DIST ID 06.11.2025	Cash in Transit	103200	\$817.63
200	1396	06/19/25	COBBLESTONE CDD	06172025 - 01	FY25 TAX DIST ID 06.11.25 - 06.17.25	Cash in Transit	103200	\$1,471.73
Fund Total								\$2,289.36

SERIES 2022-2 DEBT SERVICE FUND - 201

201	1396	06/19/25	COBBLESTONE CDD	06112025 - 01	FY25 TAX DIST ID 06.11.2025	Cash in Transit	103200	\$462.13
201	1396	06/19/25	COBBLESTONE CDD	06172025 - 01	FY25 TAX DIST ID 06.11.25 - 06.17.25	Cash in Transit	103200	\$831.84
Fund Total								\$1,293.97

SERIES 2024 DEBT SERVICE FUND - 202

202	1396	06/19/25	COBBLESTONE CDD	06112025 - 01	FY25 TAX DIST ID 06.11.2025	Cash in Transit	103200	\$691.40
202	1396	06/19/25	COBBLESTONE CDD	06172025 - 01	FY25 TAX DIST ID 06.11.25 - 06.17.25	Cash in Transit	103200	\$1,244.52
Fund Total								\$1,935.92

Total Checks Paid	\$21,595.74
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Eighth Order of Business

8D

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



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

Invoice details
Invoice no.: 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
06/01/2025 - 06/30/2025

1.00

\$80.00

\$80.00

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)	6,420.75

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

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

COBBLESTONE COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM 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

☐ Check this box to participate in Round-Up.

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



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

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

1 1 1
14-92910

COBBLESTONE CDD

Service Address: **3061 COBBLE CREEK BOULEVARD**

Bill Number: 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.

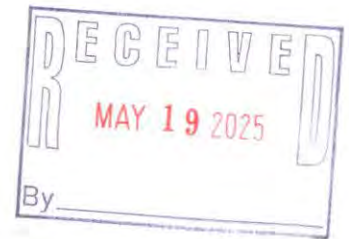
*this was already
*put on autopay
for next month*

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 Please Pay 603.60



**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 05/13/2025

District: OP08

Use above space for address change ONLY.



25 2349562 OP08
9 - 7870 COBBLESTONE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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

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

About Refunds

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

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

Contact Information

Corporate Office

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

Comparative Usage Information

Period	Days	Average kWh 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.



2 0 1 4 2 0 1 9

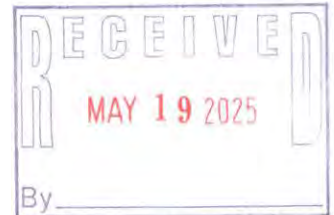
You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

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.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 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	

000224642900007960000007960001

CUSTOMER INFORMATION

Bill Payment Procedure

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

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

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

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

Definitions

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

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

CUSTOMER

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

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

DEMAND (General Service customers only)

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

SERVICE

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

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

About Customer Assistance Plans

Budget Bill Plan

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

Medically Essential Service

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

About Employees

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



Wrec Net



Street Light
Repair

If Your Power Goes Off

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

About Refunds

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

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

Contact Information

Corporate Office

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

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San Antonio
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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
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2 0 1 4 2 0 1 9

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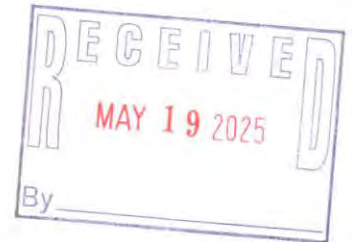
ELECTRIC SERVICE

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
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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



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

000224642700000285600000285609

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Wrec Net



Street Light
Repair

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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: _____

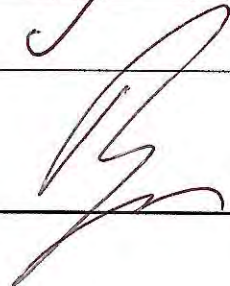
BYRON RAYLZ997

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: _____

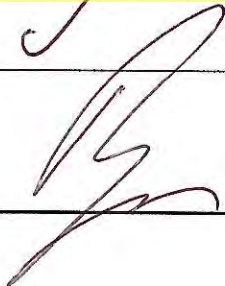
Bryan Martinez

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



Cobble Creek Blvd

Misty Marble Dr

Adams Cross Dr

Adams Cross Dr

Dr

Autumn Rock Dr

Autumn Rock Dr

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



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	6/1/2025	18631	\$1,200.00	\$1,200.00	pool maintenance - June 25
COOPER POOLS, INC.	6/9/2025	2025-769	\$1,446.92	\$1,446.92	June 25 - Pool Maintenance
INFRAMARK LLC	6/1/2025	150855	\$1,000.00		Accounting Services - June 25
INFRAMARK LLC	6/1/2025	150855	\$375.00		Administrative Services - June 25
INFRAMARK LLC	6/1/2025	150855	\$833.34		Dissemination Services - June 25
INFRAMARK LLC	6/1/2025	150855	\$2,083.33		District Management June 25
INFRAMARK LLC	6/1/2025	150855	\$50.00		Rentals/Leases June 25
INFRAMARK LLC	6/1/2025	150855	\$50.00		Technology/Data Storage - June 25
INFRAMARK LLC	6/1/2025	150855	\$100.00		Website Maintenance - June 25
INFRAMARK LLC	6/1/2025	150855	\$1,000.00		Field Services - June 25
INFRAMARK LLC	6/1/2025	150855	\$416.67		Financial / Rev Collections - 416.67
INFRAMARK LLC	6/1/2025	150855	\$200.00	\$6,108.34	Recording Sec - June 25
INFRAMARK LLC	6/17/2025	151825	\$34.83	\$34.83	May 25 - Postage / Copies
JNJ CLEANING SERVICES LLC	6/23/2025	0562	\$735.00	\$735.00	Janitorial Service - June 25
PASCO COUNTY UTILITIES	6/2/2025	060225-0930	\$122.81	\$122.81	Water Services
REDWIRE,LLC	6/25/2025	599127	\$80.00	\$80.00	ACCESS CONTROLS
STEADFAST MAINTENANCE	6/1/2025	SA-12481	\$8,730.66	\$8,730.66	LANDSCAPE MAINTENANCE - June 25
STEADFAST MAINTENANCE	5/31/2025	SA-12737	\$500.00	\$500.00	FDOT Mowing (301)
STEADFAST MAINTENANCE	6/11/2025	SA-12841	\$500.00	\$500.00	FDOT Mowing (301)
STEADFAST MAINTENANCE	6/27/2025	SA-13086	\$500.00	\$500.00	June 25 - FDOT 301 Maintenance
Monthly Contract Subtotal			\$19,958.56	\$19,958.56	
Variable Contract					
ERIN MCCORMICK LAW, PA	6/10/2025	10833	\$6,120.00	\$6,120.00	GENERAL REP. - THRU 06/10/25
ERIN MCCORMICK LAW, PA	6/10/2025	10834	\$3,891.35	\$3,891.35	GENERAL REP. - THRU 06/10/25
PASCO COUNTY UTILITIES	6/19/2025	22566739	\$3,770.39	\$3,770.39	Water Services
PASCO COUNTY UTILITIES	6/19/2025	22566633	\$3,663.28	\$3,663.28	Water Services
WITHLACOOCHIEE RIVER ELECTRIC ACH	6/12/2025	061225-9562	\$557.35	\$557.35	PUBLIC LIGHTING
WITHLACOOCHIEE RIVER ELECTRIC ACH	6/12/2025	061225-6429	\$1,421.16	\$1,421.16	PUBLIC LIGHTING
WITHLACOOCHIEE RIVER ELECTRIC ACH	6/12/2025	061225-6427	\$50.82	\$50.82	PUBLIC LIGHTING

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Variable Contract Subtotal			\$19,474.35	\$19,474.35	
Regular Services					
JOHN C. BLAKLEY	5/28/2025	JB-052825	\$200.00	\$200.00	BOARD 5/28/25
LEE R. THOMPSON	5/28/2025	LT-052825	\$200.00	\$200.00	BOARD 5/28/25
U.S. BANK	5/23/2025	7762621	\$7,003.75	\$7,003.75	Trustee Fees
Regular Services Subtotal			\$7,403.75	\$7,403.75	
Additional Services					
COBBLESTONE CDD	6/11/2025	06112025 - 01	\$817.63		SERIES 2022-1 FY25 TAX DIST ID 06.11.2025
COBBLESTONE CDD	6/11/2025	06112025 - 01	\$462.13		SERIES 2022-2 FY25 TAX DIST ID 06.11.2025
COBBLESTONE CDD	6/11/2025	06112025 - 01	\$691.40	\$1,971.16	SERIES 2024 FY25 TAX DIST ID 06.11.2025
COBBLESTONE CDD	6/17/2025	06172025 - 01	\$1,471.73		SERIES 2022-1 FY25 TAX DIST ID 06.17.2025
COBBLESTONE CDD	6/17/2025	06172025 - 01	\$831.84		SERIES 2022-2 FY25 TAX DIST ID 06.11.2025
COBBLESTONE CDD	6/17/2025	06172025 - 01	\$1,244.52	\$3,548.09	SERIES 2024 FY25 TAX DIST ID 06.11.2025
COOPER POOLS, INC.	6/18/2025	2025-785	\$2,300.00	\$2,300.00	Black Algae Treatment
COOPER POOLS, INC.	6/22/2025	2025-800	\$631.98	\$631.98	ADA Battery Kit
FIELDS CONSULTING GROUP,LLC	6/18/2025	3590	\$100.00	\$100.00	Street Sign Repair
INFRAMARK LLC	6/17/2025	151825	\$232.50	\$232.50	Repairs to amenities
MIKE FASANO TAX COLLECTOR	6/16/2025	061625-	\$115.20	\$115.20	Postage Assessment Fee
STEADFAST MAINTENANCE	5/30/2025	SA-12511	\$9,090.00	\$9,090.00	Front Entrance Improvements
STEADFAST MAINTENANCE	6/24/2025	SA-13028	\$775.00	\$775.00	Removal / Replacement of tree
STEADFAST MAINTENANCE	6/24/2025	SA-13027	\$3,770.00	\$3,770.00	Pond bank mitigation
STEADFAST MAINTENANCE	6/24/2025	SA-13026	\$1,135.00	\$1,135.00	Cutback of lift station overgrowth
STEADFAST MAINTENANCE	6/19/2025	SA-13072	\$500.00	\$500.00	FDOT Mowing (301)
U.S. BANK	5/23/2025	7760839	\$4,256.13	\$4,256.13	Trustee Fees - Assessment Area 3 / Series 2024
Additional Services Subtotal			\$28,425.06	\$28,425.06	
TOTAL			\$75,261.72	\$75,261.72	

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
18631	06/01/2025	\$1,200.00	07/01/2025	Net 30	

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

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

Pay invoice

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Inframark Community Management:Cobblestone

Bill to
Cobblestone
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
Cobblestone
3212 Gall Blvd
Zephyrhills, FL 33541

Invoice details

Invoice no.: 2025-769
Terms: Net 30
Invoice date: 06/09/2025
Due date: 07/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance June Prorated Start Date June 11	9	\$160.769	\$1,446.92

Total \$1,446.92

Ways to pay



View and pay



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150855

DATE

6/1/2025

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**

7/1/2025

Services provided for the Month of: June 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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

151825

CUSTOMER ID

C2409

PO#

INVOICE

DATE

6/17/2025

NET TERMS

Net 30

DUE DATE

7/17/2025

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
Work Order #WOCO05122025 \$232.50	1	Ea	232.50		232.50
B/W Copies	108	Ea	0.15		16.20
Postage	27	Ea	0.69		18.63
Subtotal					267.33

Subtotal

\$267.33

Tax

\$0.00

Total Due

\$267.33

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

7804 Davie Ray Dr, Zephyrhills, FL 33540,
UNITED STATES

Phone: +1 813-781-8999;
services@jnjcleanservices.com

Invoice No#: 0562
Invoice Date: Jun 23, 2025
Due Date: Jul 1, 2025



\$735.00 USD
AMOUNT DUE

BILL TO
Cobblestone CDD c/o Inframark
2005 Pan Am Circle, Suite 300, Tampa, FL
33607, UNITED STATES
inframarkcms@payableslockbox.com

SHIP TO
Cobblestone CDD c/o Inframark
2005 Pan Am Circle, Suite 300, Tampa, FL
33607, UNITED STATES

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Amenity cleaning services	\$700.00	\$700.00
2	Trash Removed construction debris placed inside a trash bin.	\$35.00	\$35.00
Subtotal			\$735.00
TOTAL			\$735.00 USD

NOTES TO CUSTOMER
Amenity cleaning services - June 2025



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

www.pascocountyutilities.com

6/2/2025

Customer #: 01551298
Account #: 1230930

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Service Address: 38049 COBBLE CREEK BOULEVARD

Delinquent Reminder

Avoid Additional Fees & Charges

Dear COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT,

Your account has a balance at least 45 days past due and may be subject to disconnection. Please pay the delinquent amount immediately to avoid disconnection of service(s).

For your convenience, you may make a credit card payment online at PascoCountyUtilities.com, under Pay My Bill, or by phone by calling (855) 786-5344. You may also pay, in person, with cash, money order or debit/credit card at any of our Pasco County Utilities service locations.

West Pasco
11355 DeCubellis Road
New Port Richey, FL 34654
Drive Thru and Lobby Services
Mon. - Fri. 8:30 am. - 4 p.m.

Central Pasco
19420 Central Blvd
Land O Lakes, FL 34638
Drive Thru and Lobby Services
Mon. - Fri. 8:30 a.m. - 4 p.m.

East Pasco
14236 Sixth Street, 2nd Floor
Dade City, FL 33523
Walk-up Services Only
Mon. - Fri. 8:30 a.m. - 4 p.m.

If your services are disconnected due to non-payment, you may be required to pay the entire balance, plus a reconnect fee and security deposit, prior to services being restored. If paying online or by phone, please contact Pasco County Utilities to confirm your payment has been received and services have been scheduled for restoration.

Please contact Pasco County Utilities with any questions or concerns you may have.

West Pasco
(727) 847-8131

Central Pasco
(813) 235-6012

East Pasco
(352) 521-4285

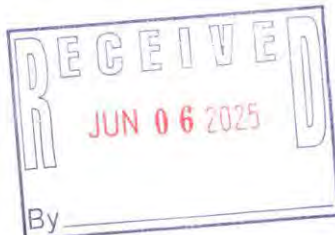
Email: UtilCustServ@MyPasco.net



YOUR ACCOUNT MAY NOT BE CREDITED UNLESS BOTTOM PORTION OF LETTER IS RETURNED WITH PAYMENT

TO PAY ONLINE, VISIT www.pascoeasypay.pascocountyfl.net

Customer # 01551298
Account # 1230930



Delinquent Amount Due \$ 122.81

Amount Enclosed

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

015512985123093042222781390000122816



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

599127

Date

6/25/2025

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

6/25/2025

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
07/01/2025 - 07/31/2025			
Subtotal:			\$80.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
6/25/2025	599127	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 #
6/1/2025	SA-12481

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Contract for the month showing on this invoice				
	Cobblestone CDD				
	Attn: Bryan Radcliff				
	Common Areas				
1	Landscape Maintenance		4,938.00		4,938.00
1	Irrigation Inspections		291.00		291.00
1	Fertilization Plan		200.00		200.00
	Common Area Addendum 1				
1	Landscape Maintenance		292.00		292.00
1	Irrigation Inspections		60.00		60.00
1	Fertilization Plan		50.00		50.00
	Amenity Center Addendum 2				
1	Landscape Maintenance for the month of		1,833.00		1,833.00
1	Irrigation Inspections		150.00		150.00
1	Fertilization Plan		250.00		250.00
1	Pond Mowing Services		666.66		666.66

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
5/31/2025	SA-12737

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	5/29/2025	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 #
6/11/2025	SA-12841

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	6/10/2025	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 #
6/27/2025	SA-13086

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	6/23/2025	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
06/10/2025	10833
Terms	Service Through
	06/10/2025

In Reference To: Contruction Matters (Work)				
Date	By	Services	Hours	Amount
05/15/2025	Erin R McCormick	Review of email from Mark Roscoe regarding Agreement with FDOT for stormwater pond and respond; prepare Agreement with FDOT regarding Stormwater Pond;	1.40	\$ 595.00
05/16/2025	Erin R McCormick	Continue preparation of draft Stormwater Facility Agreement	3.00	\$ 1,275.00
05/19/2025	Erin R McCormick	Finalize draft Stormwater Facilities Agreement and annotate with questions for Mark Roscoe; email draft Agreement to Mark Roscoe, Bryan Radcliff, Tatiana Pagan, Tyson Waag and Tonja Stewart; review of message from Scott Griffith; email to Scott Griffith;	1.60	\$ 680.00
05/27/2025	Erin R McCormick	Review of email from Steven Saha of Poulos & Bennett and responses to questions for Stormwater Agreement; email to Mark Roscoe, Tyson Waag and Tonja Stewart regarding above; email to Bryan Radcliff regarding above;	0.80	\$ 340.00
05/29/2025	Erin R McCormick	Emails to Tatiana Pagan and Bryan Radcliff responsible entity for fence repairs; emails to and from Mark Roscoe regarding Stormwater Facilities Agreement with FDOT; review of information from Poulos & Bennett; revise Stormwater Facilities Agreement; prepare email to Mark Roscoe, Tonja Stewart and Tyson Waag regarding information needed and second draft of Stormwater Agreement;	1.40	\$ 595.00
06/02/2025	Erin R McCormick	Review of emails from Mark Roscoe and respond; review of responses from Poulos & Bennett; email to Tonja Stewart and Tyson Waag; review of email from Tatiana Pagan and respond; review of email from Tyson Waag	0.90	\$ 382.50
06/03/2025	Erin R McCormick	Emails to Tyson Waag and Mark Roscoe and Tatiana Pagan regarding Stormwater Facilities Agreement; telephone conference with Tyson Waag regarding Stormwater Facilities Agreement;	0.50	\$ 212.50



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
06/10/2025	10833
Terms	Service Through
	06/10/2025

06/04/2025	Erin R McCormick	Review of comments from Tyson Waag regarding Stormwater Facilities Agreement; prepare revised draft of Stormwater Facilities Agreement; preparation of form of Perpetual Easement; prepare email to Tyson Waag, Tatiana Pagan, Mark Roscoe and Poulos & Bennett team and transmit latest version of Stormwater Facilities Agreement and redline between v2 and v3; telephone conference with Tyson Waag and review of email from Tyson Waag; telephone conference with Mark Roscoe regarding Stormwater Facilities Agreement; add exhibits to Agreement and re-transmit to Mark Roscoe;	3.10	\$ 1,317.50
06/09/2025	Erin R McCormick	Telephone conference with Scott Steady regarding bond construction proceeds used for US 301 Traffic Signalization; review of District Engineers Report, Limited Offering Memorandum and statute regarding above; email to Zeep Panaseny, Tonja Stewart, Mark Roscoe and Scott Steady regarding above; review of email from Zeep Panaseny and respond;	1.60	\$ 680.00
06/10/2025	Erin R McCormick	Review of email from Aaron Spinks regarding Phase 3 plats and respond	0.10	\$ 42.50

Total Hours	14.40 hrs
Total Work	\$ 6,120.00
Total Invoice Amount	\$ 6,120.00
Previous Balance	\$ 2,465.00
Balance (Amount Due)	\$ 8,585.00



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
06/10/2025	10834
Terms	Service Through
	06/10/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
05/16/2025	Erin R McCormick	Prepare proposed Budget Resolution; email Kelly Dattler regarding approved Budget Resolution and approved Assessment Resolution for FY 2024-2025, and copies of proposed Budgets and Assessment Rolls;	0.40	\$ 170.00
05/19/2025	Erin R McCormick	Review of Assessment Roll transmitted by Kelly Dattler; email to Kelly Dattler; finalize and transmit proposed Budget Resolution	0.60	\$ 255.00
05/27/2025	Erin R McCormick	Review of email from Bryan Radcliff regarding parking on sidewalk in front of home and towing policy, and respond to same; review of Agenda, Minutes and backup materials and prepare for Board of Supervisors meeting;	1.00	\$ 425.00
05/28/2025	Erin R McCormick	Travel to and attend Board of Supervisors meeting;	2.20	\$ 935.00
05/30/2025	Erin R McCormick	Review of email from Kelly Dattler regarding transmittal of budgets to local governments and notices for publication; respond;	0.20	\$ 85.00
06/02/2025	Erin R McCormick	Review of email from Kelly Dattler regarding notice for Budget hearing and transmittal of proposed budget; prepare attorney response for FY 2024 audit;	1.20	\$ 510.00
06/04/2025	Erin R McCormick	Review of emails from Tatiana Pagan regarding fence repairs needed; review of Community Declaration and plat and easements conveyed; email to Tatiana Pagan and Bryan Radcliff responding to issue of responsibility for fence repairs; review of email from Tatiana Pagan	1.00	\$ 425.00
06/06/2025	Erin R McCormick	Prepare email to Bryan Radcliff regarding pool maintenance agreement and notice of termination; telephone conference with Bryan Radcliff regarding above; preparation of Notice of Termination; preparation of Agreement with Cooper Pools	1.80	\$ 765.00



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
06/10/2025	10834
Terms	Service Through
	06/10/2025

06/09/2025	Erin R McCormick	Review of emails from Bryan Radcliff, Tatiana Pagan and Theresa Bonnell regarding pool agreements; email to Theresa Bonnell regarding insurance requirements; review of email from Bryan Radcliff and termination notice to Blue Life Pool Service	0.60	\$ 255.00
06/10/2025	Erin R McCormick	Review of email from Bryan Radcliff and fully executed Termination for pool service; file and email Bryan Radcliff;	0.10	\$ 42.50

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
05/28/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors Meeting	\$ 23.85

Total Hours	9.10 hrs
Total Work	\$ 3,867.50
Total Expenses	\$ 23.85
Total Invoice Amount	\$ 3,891.35
Previous Balance	\$ 1,383.65
Balance (Amount Due)	\$ 5,275.00



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



4140 1 1
14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 22566739

Billing Date: 6/19/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for 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	5/6/2025	275	6/5/2025	304	30	29
Irrig Potable	232147326	5/6/2025	1504	6/5/2025	1892	30	388

Usage History		
	Water	Reclaimed
June 2025	29	388
May 2025	34	445
April 2025	24	115
March 2025	1	11

Transactions		
Previous Bill		4,487.14
Payment 06/11/25		-4,487.14 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	14.0 Thousand Gals X \$9.02	126.28
Sewer		
Sewer Base Charge		22.57
Sewer Charges	29.0 Thousand Gals X \$6.94	201.26
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	350.0 Thousand Gals X \$9.02	3,157.00
Total Current Transactions		3,770.39

TOTAL BALANCE DUE \$3,770.39

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

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

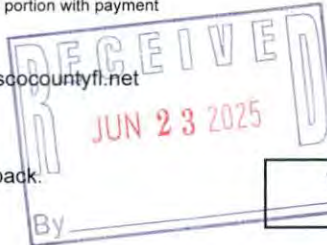
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



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	3,770.39

Total Balance Due \$3,770.39
Due Date 7/7/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

015512985123093042256673900003770393



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



4060 1 1
14-92910

COBBLESTONE CDD

Service Address: **3061 COBBLE CREEK BOULEVARD**

Bill Number: 22566633

Billing Date: 6/19/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for 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	5/6/2025	107	6/5/2025	567	30	460

Usage History

Irrigation

June 2025	460
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

Transactions

Previous Bill	2,206.55
Payment 06/11/25	-2,268.23 CR
Balance Forward	-61.68 CR
Current Transactions	
Irrigation	
Water Base Charge	61.68
Water Tier 1	80.0 Thousand Gals X \$3.34 267.20
Water Tier 2	40.0 Thousand Gals X \$6.69 267.60
Water Tier 3	340.0 Thousand Gals X \$9.02 3,066.80
Total Current Transactions	3,663.28
TOTAL BALANCE DUE	\$3,601.60

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

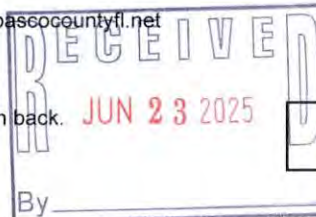
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Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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



Account #	1217610
Customer #	01400688
Balance Forward	-61.68 CR
Current Transactions	3,663.28

Total Balance Due \$3,601.60
Due Date 7/7/2025

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

COBBLESTONE CDD
2005 PANAM CI SUITE 300
TAMPA FL 33607

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

014006887121761082256663390003601606

**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 **06/12/2025**
Amount Due **557.35**
Current Charges Due **07/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/08	44144	06/09	48951				4807

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	150
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.

Previous Balance 603.60
Payment 603.60CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4,807 KWH @ 0.06090 292.75
Fuel Adjustment 4,807 KWH @ 0.04400 211.51
FL Gross Receipts Tax 13.93

Total Current Charges 557.35
Total Due **E.F.T.** 557.35

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 06/12/2025

Use above space for address change ONLY.

District: OP08

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

OP08

Electronic Funds Transfer on or after **06/27/2025**
TOTAL CHARGES DUE **557.35**
DO NOT PAY

000234956200005573500005573505

**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 **06/12/2025**
Amount Due **1,421.16**
Current Charges Due **07/03/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

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.



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

Previous Balance 796.00
Payment 796.00CR
Balance Forward 0.00

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 54) 265.00
Install/Remove Light Pole 65.00
FL Gross Receipts Tax 4.98

Total Current Charges 1,421.16
Total Due E.F.T. 1,421.16

Lights/Poles	Type/Qty	Type/Qty
230	54	910 54

DO NOT PAY
Total amount will be electronically transferred on or after 06/27/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 06/12/2025

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	06/27/2025
TOTAL CHARGES DUE	1,421.16
DO NOT PAY	

000224642900014211600014211603

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date 06/12/2025
Amount Due 50.82
Current Charges Due 07/03/2025

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/08	3288	06/09	3387				99

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	32	3
May 2025	30	3
Jun 2024	33	3

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



2 0 1 4 2 0 1 9

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

Previous Balance 28.56
Payment 28.56CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 99 KWH @ 0.06090 6.03
Fuel Adjustment 99 KWH @ 0.04400 4.36
FL Gross Receipts Tax 1.27

Total Current Charges 50.82
Total Due E.F.T. 50.82

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

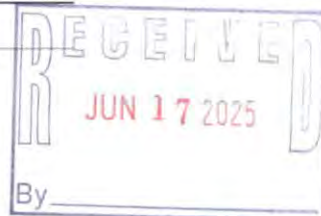
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 06/12/2025

Use above space for address change ONLY.



Electronic Funds Transfer on or after 06/27/2025
TOTAL CHARGES DUE 50.82
DO NOT PAY

District: OP08

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

OP08



000224642700000508200000508207

COBBLESTONE CDD

Meeting Date: Wednesday, May 28, 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 RAYLIFE

COBBLESTONE CDD

Meeting Date: Wednesday, May 28, 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 RAYLIFE



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7762621



000002030 02 SP 106481365028306 P

Cobblestone Community Development Distri
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7762621
Account Number: 260982000
Invoice Date: 05/23/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Cobblestone Community Development District
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS
(ASSESSMENT AREA ONE) SERIES 2022-1 REVENUEACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$7,003.75

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**COBBLESTONE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS
(ASSESSMENT AREA ONE) SERIES 2022-1
REVENUEACCOUNT**

Invoice Number: 7762621
Account Number: 260982000
Current Due: \$7,003.75

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 260982000
Invoice # 7762621
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7762621
Invoice Date: 05/23/2025
Account Number: 260982000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

COBBLESTONE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS
(ASSESSMENT AREA ONE) SERIES 2022-1
REVENUEACCOUNT

Accounts Included	221506000	221506001	221506002	221506003	221506004	221506005
In This Relationship:	260982000	260982001	260982002	260982003	260982004	260982005

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
04111 Paying Agent / Regist / Trustee Agent	1.00	2,750.00	100.00%	\$2,750.00
Subtotal Administration Fees - In Advance 05/01/2025 - 04/30/2026				\$6,500.00
Incidental Expenses 05/01/2025 to 04/30/2026	6,500.00	0.0775		\$503.75
Subtotal Incidental Expenses				\$503.75
TOTAL AMOUNT DUE				\$7,003.75



COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date

6/11/2025

Payable To

Cobblestone CDD

Check Amount

\$817.63

Check Description

2022-1 Debt Service Dist 6.11.25

Code:

200.103200.1000

Check Amount

\$462.13

Check Description

2022-2 Debt Service Dist 6.11.25

Code:

201.103200.1000

Check Amount

\$691.40

Check Description

2024 Debt Service Dist 6.11.25

Code:

201.103200.1000

TOTAL:

\$1,971.16

Special Instructions

Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

COBBLESTONE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025, TAX YEAR 2024

Net O&M
Net DS 2022-1 (per budget)
Net DS 2022-2 (per budget)
Net DS 2024
Net Total

Dollar Amounts	Fiscal Year 2025 Percentages	
203,251.30	27.43%	0.274300
223,085.00	30.10%	0.301000
126,090.00	17.01%	0.170100
188,643.94	25.46%	0.254600
741,070.25	100.00%	1.000000

100%

Date Received	Amount Received	27.43%	27.43%	30.10%	30.10%	17.01%	17.01%	25.46%	25.46%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2022-1 Debt Service Revenue	Rounded 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Rounded 2022-2 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	Rounded 2024 Debt Service Revenue	
11/7/2024	452.31	124.05	124.05	136.16	136.16	76.96	76.96	115.14	115.14	-
11/15/2024	12,685.86	3,479.32	3,479.32	3,818.84	3,818.84	2,158.45	2,158.45	3,229.26	3,229.26	(0.01)
11/20/2024	16,708.00	4,582.46	4,582.46	5,029.62	5,029.62	2,842.80	2,842.80	4,253.12	4,253.12	-
11/27/2024	10,205.67	2,799.08	2,799.08	3,072.22	3,072.22	1,736.45	1,736.45	2,597.92	2,597.92	-
12/9/2024	429,589.32	117,822.28	117,822.28	129,319.63	129,319.63	73,092.82	73,092.82	109,354.58	109,354.58	0.01
12/13/2024	249,724.75	68,491.32	68,491.32	75,174.85	75,174.85	42,489.62	42,489.62	63,568.96	63,568.96	-
1/8/2025	2,557.89	701.55	701.55	770.00	770.00	435.21	435.21	651.13	651.13	-
2/7/2025	5,984.62	1,641.39	1,641.39	1,801.56	1,801.56	1,018.26	1,018.26	1,523.42	1,523.42	(0.01)
3/11/2025	4,699.12	1,288.81	1,288.81	1,414.58	1,414.58	799.54	799.54	1,196.19	1,196.19	-
4/8/2025	7,672.30	2,104.26	2,104.26	2,309.60	2,309.60	1,305.41	1,305.41	1,953.03	1,953.03	-
6/11/2025	2,716.10	744.94	744.94	817.63	817.63	462.13	462.13	691.40	691.40	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-		-		-	-	-	-
TOTAL	742,995.94	203,779.46	203,779.46	223,664.69	223,664.69	126,417.65	126,417.65	189,134.14	189,134.15	
Net Total on Roll	741,070.25		203,251.30		223,085.00		126,090.00		188,643.94	
Collection Surplus / (Deficit)	1,925.69		528.16		579.69		327.65		490.21	

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date

6/17/2025

Payable To

Cobblestone CDD

Check Amount

\$1,471.73

Check Description

2022-1 Debt Service Dist 6.17.25

Code:

200.103200.1000

Check Amount

\$831.84

Check Description

2022-2 Debt Service Dist 6.11.25

Code:

201.103200.1000

Check Amount

\$1,244.52

Check Description

2024 Debt Service Dist 6.11.25

Code:

201.103200.1000

TOTAL:

\$3,548.09

Special Instructions

Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

COBBLESTONE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025, TAX YEAR 2024

Net O&M
Net DS 2022-1 (per budget)
Net DS 2022-2 (per budget)
Net DS 2024
Net Total

Dollar Amounts	Fiscal Year 2025 Percentages	
203,251.30	27.43%	0.274300
223,085.00	30.10%	0.301000
126,090.00	17.01%	0.170100
188,643.94	25.46%	0.254600
741,070.25	100.00%	1.000000

101%

Date Received	Amount Received	27.43%	27.43%	30.10%	30.10%	17.01%	17.01%	25.46%	25.46%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2022-1 Debt Service Revenue	Rounded 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Rounded 2022-2 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	Rounded 2024 Debt Service Revenue	
11/7/2024	452.31	124.05	124.05	136.16	136.16	76.96	76.96	115.14	115.14	-
11/15/2024	12,685.86	3,479.32	3,479.32	3,818.84	3,818.84	2,158.45	2,158.45	3,229.26	3,229.26	(0.01)
11/20/2024	16,708.00	4,582.46	4,582.46	5,029.62	5,029.62	2,842.80	2,842.80	4,253.12	4,253.12	-
11/27/2024	10,205.67	2,799.08	2,799.08	3,072.22	3,072.22	1,736.45	1,736.45	2,597.92	2,597.92	-
12/9/2024	429,589.32	117,822.28	117,822.28	129,319.63	129,319.63	73,092.82	73,092.82	109,354.58	109,354.58	0.01
12/13/2024	249,724.75	68,491.32	68,491.32	75,174.85	75,174.85	42,489.62	42,489.62	63,568.96	63,568.96	-
1/8/2025	2,557.89	701.55	701.55	770.00	770.00	435.21	435.21	651.13	651.13	-
2/7/2025	5,984.62	1,641.39	1,641.39	1,801.56	1,801.56	1,018.26	1,018.26	1,523.42	1,523.42	(0.01)
3/11/2025	4,699.12	1,288.81	1,288.81	1,414.58	1,414.58	799.54	799.54	1,196.19	1,196.19	-
4/8/2025	7,672.30	2,104.26	2,104.26	2,309.60	2,309.60	1,305.41	1,305.41	1,953.03	1,953.03	-
6/11/2025	2,716.10	744.94	744.94	817.63	817.63	462.13	462.13	691.40	691.40	-
6/17/2025	\$4,888.98	1,340.89	1,340.89	1,471.73	1,471.73	831.84	831.84	1,244.52	1,244.52	-
		-	-	-	-	-	-	-	-	-
		-	-		-		-	-	-	-
TOTAL	747,884.92	205,120.35	205,120.35	225,136.43	225,136.42	127,249.49	127,249.49	190,378.66	190,378.67	
Net Total on Roll	741,070.25		203,251.30		223,085.00		126,090.00		188,643.94	
Collection Surplus / (Deficit)	6,814.67		1,869.05		2,051.42		1,159.49		1,734.73	

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Inframark Community Management:Cobblestone

Bill to
Cobblestone
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
Cobblestone
3212 Gall Blvd
Zephyrhills, FL 33541

Invoice details Technician: Joey / Noah / Cameron / Hunter
Invoice no.: 2025-785
Terms: Net 30
Invoice date: 06/18/2025
Due date: 07/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		QT SILVER ALGAEDYNE	QT SILVER ALGAEDYNE	5	\$100.00	\$500.00
2.		Black Algae Treatment / Removal	Black Algae Treatment / Removal	10	\$180.00	\$1,800.00
3.			Technician reports that there is black algae in the pool			

Total \$2,300.00

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Inframark Community Management:Cobblestone

Bill to
Cobblestone
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
Cobblestone
3212 Gall Blvd
Zephyrhills, FL 33541

Invoice details
Invoice no.: 2025-800
Terms: Net 30
Invoice date: 06/22/2025
Due date: 07/22/2025

Technician: Bob
PO#: ADA Chair Battery Replacement

#	Date	Product or service	Description	Qty	Rate	Amount
1.		SR SMITH BATTERY LIFT OPERATORRR-KIT	SR SMITH BATTERY LIFT OPERATOR R-KIT	1	\$631.98	\$631.98

Total \$631.98

Ways to pay



View and pay

Fields Consulting Group, LLC
11749 Crestridge Loop
New Port Richey, FL
34655-0017 US
laurelfields13@gmail.com

INVOICE

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

INVOICE # 3590
DATE 06/18/2025
DUE DATE 07/01/2025
TERMS Due on receipt

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Install (Signage)	"Cobble Creek and Misty Marble" - Street name sign brackets are tilted. Reset these level with new bolt hardware (06/20/25)	1	100.00	100.00

Payable on receipt.
signsandgraphicsbymike@gmail.com

SUBTOTAL	100.00
TAX	0.00
TOTAL	100.00
BALANCE DUE	\$100.00



MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Cobblestone CDD
Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Re: Cobblestone CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$115.20 for the cost of collection of Cobblestone CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 852.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O' LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165



Steadfast Alliance

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

Invoice

Date	Invoice #
5/30/2025	SA-12511

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Replaced frost damaged plant material at the main entrance. Price includes materials, labor, and dump fees.				
	Scope of Work: Fill in bare/damaged areas of the existing Perennial Peanut. Remove and replace (2) Ligustrum trees. Remove and replace frost damaged Muhly Grass and Gold Mound Duranta. Spread Pine Bark when finished.				
35	Labor - Per Man Hour		50.00		1,750.00
	*Includes bed and sod area preparation and dump fees.				
500	St. Augustine Sod - Per Square Foot		0.60		300.00
2	Ligustrum - 65 Gallon		750.00		1,500.00
50	Duranta - Gold Mound - 7 Gallon		37.00		1,850.00
20	Muhly Grass - Pink - 3 Gallon		12.00		240.00
200	Perennial Peanut - 1 Gallon		7.50		1,500.00
20	Pine Bar Mini Nugget Mulch - Per Cubic Yard		60.00		1,200.00
1	Irrigation - Add/Adjust as needed		750.00		750.00

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	\$9,090.00
Payments/Credits	\$0.00
Balance Due	\$9,090.00



Steadfast Alliance

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

Invoice

Date	Invoice #
6/24/2025	SA-13028

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 CDD
2926 Ivory Bluff Court
Zephyrhills, FL 33540

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	EST-SCA1734			Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Service @ Cobblestone CDD				
	- Remove and replace 1 Slash Pine tree indicated on the April community Inspection Report.				
1	Slash Pine- 45 Gallon - 2"-3" Caliper		650.00		650.00
1	Irrigation		125.00		125.00

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	\$775.00
Payments/Credits	\$0.00
Balance Due	\$775.00

Total	\$3,770.00
Payments/Credits	\$0.00
Balance Due	\$3,770.00



Steadfast Alliance

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

Invoice

Date	Invoice #
6/24/2025	SA-13026

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	EST-SCA1958			Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Service @ Cobblestone CDD				
	- Cut back the lift station conservation that is encroaching the resident's fence.				
	- Create 4 - 6 feet buffer along fence line.				
20	Labor - Per Man Hour		50.00		1,000.00
3	Dump Fees - Per Cubic Yard		45.00		135.00

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

Total	\$1,135.00
Payments/Credits	\$0.00
Balance Due	\$1,135.00



Steadfast Alliance

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

Invoice

Date	Invoice #
6/19/2025	SA-13072

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	6/16/2025	500.00

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

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



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7760839



000001226 02 SP 106481365027502 P

Cobblestone Community Development Distri
2005 Pan AM Circle
Ste 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7760839
Account Number: 226940000
Invoice Date: 05/23/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Cobblestone Community Development District
2005 Pan AM Circle
Ste 300
Tampa, FL 33607
United States

**Cobblestone Community Development District Special Assessment Revenue Bonds, Series 2024
(Assessment Area Three)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**Cobblestone Community Development District
Special Assessment Revenue Bonds, Series 2024
(Assessment Area Three)**

Invoice Number: 7760839
Account Number: 226940000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 226940000
Invoice # 7760839
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7760839
Invoice Date: 05/23/2025
Account Number: 226940000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Cobblestone Community Development District
Special Assessment Revenue Bonds, Series 2024
(Assessment Area Three)

Accounts Included 226940000 226940001 226940002 226940003 226940004 226940005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 05/01/2025 - 04/30/2026				\$3,950.00
Incidental Expenses 05/01/2025 to 04/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



Ninth Order of Business

9A

Ninth Order of Business

9B

Ninth Order of Business

9C



Paul Young
District Field Inspector

COBBLESTONE CDD

Field Inspection Report - July - Steadfast

Friday, July 11, 2025

Prepared For Board of Supervisors

22 Items Identified

Green – Indicates Item is completed.

Orange - Indicates Item is scheduled and in progress.

Red - Indicates Item has not been addressed by vendor.

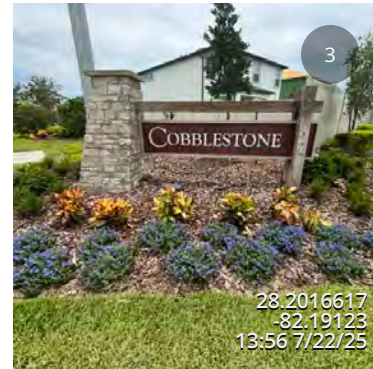
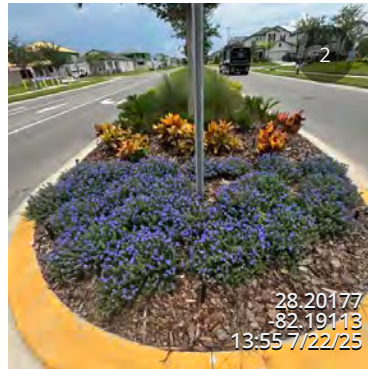
ITEM 1 - MAIN ENTRANCE

Due By: Wednesday, July 16, 2025

Assigned To: Steadfast

Item Completed: Yes

- 1). Entrance Sign North - **Well Maintained**
- 2). Center Median - **Well Maintained**
- 3). Entrance Sign South - **Steadfast replaced struggling Petra Crotons.**



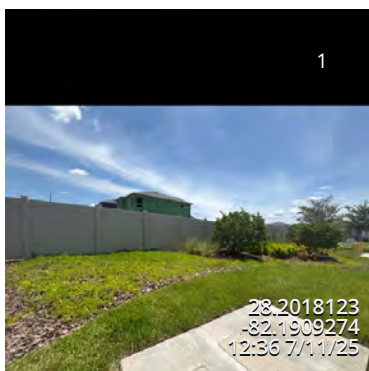
ITEM 2 - ENTRANCE BED NORTH

Due By: Wednesday, July 16, 2025

Assigned To: Steadfast

Item Completed: Yes

- 1). Entrance bed landscape looks good
- 2). Steadfast replaced (2) 7 gallon Petra Crotons.
- 3). Steadfast replaced (3) 7 gallon Petra Crotons.



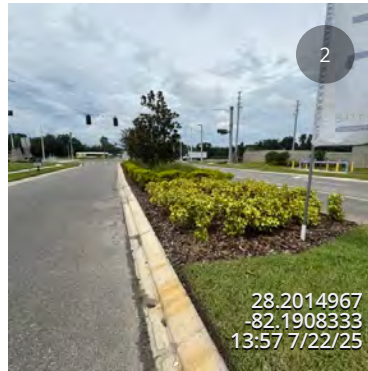
ITEM 3 CENTER MEDIAN

Due By: Thursday, July 17, 2025

Assigned To: Steadfast

Item Completed: Yes

- 1). Pull weeds growing inside plants - **completed.**
- 2). Detail trim Trinette plants to same height throughout bed - **completed.**
- 3). Trim Gold Mounds at a tier two height - **completed**



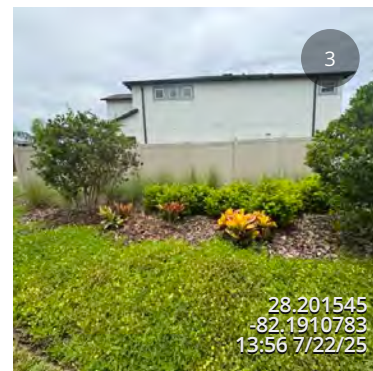
ITEM 4 - ENTRANCE BED SOUTH

Due By: Wednesday, July 16, 2025

Assigned To: Steadfast

Item Completed: Yes

- 1). South landscape bed - **well maintained.**
- 2). Petra Crotons are vibrant.
- 3). Steadfast replaced **two dead and struggling 7 gallon Petra Crotons.**



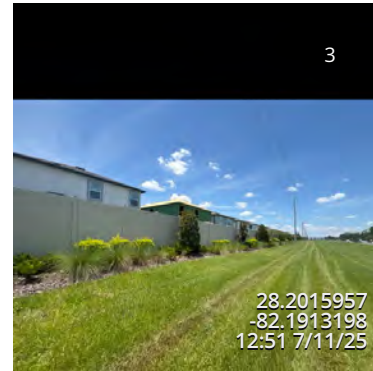
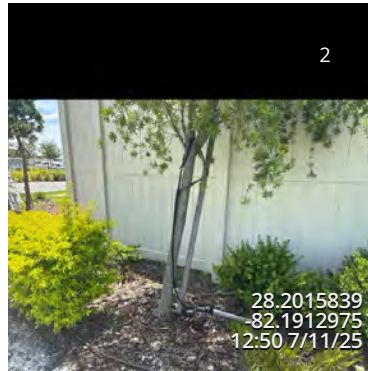
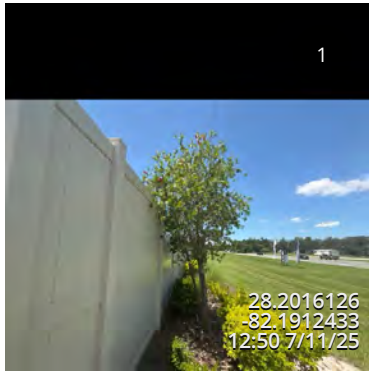
ITEM 5 - US 301 SOUTH LANDSCAPE

Due By: Thursday, July 17, 2025

Assigned To: Steadfast

Item Completed: Yes

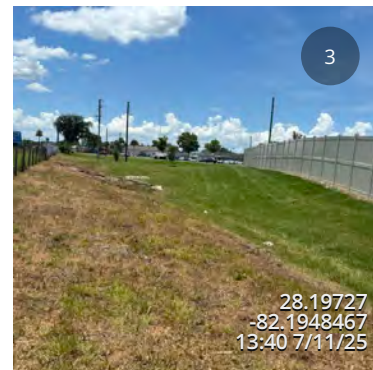
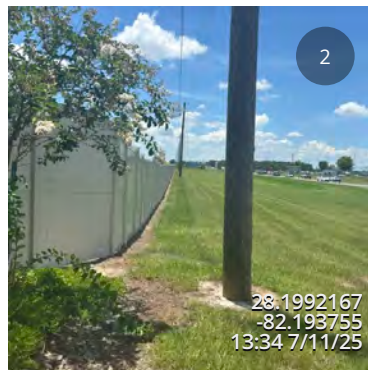
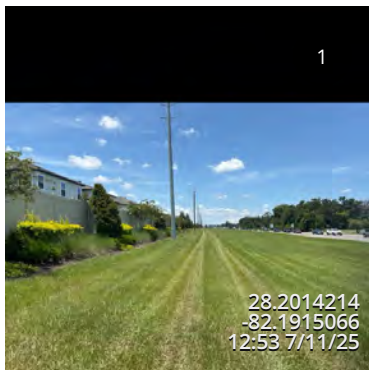
- 1). Straighten leaning tree - **completed**
- 2). Keep tree growth off fence - **completed**
- 3). Trim Gold Mounds to a uniformed height - **completed**



ITEM 6 - US301 SOUTH

Assigned To: Steadfast

- 1). South landscape along CDD fence - **well maintained.**
- 2). South FDOT and CDD sod - **well maintained.**
- 3). South property line is - **well maintained.**



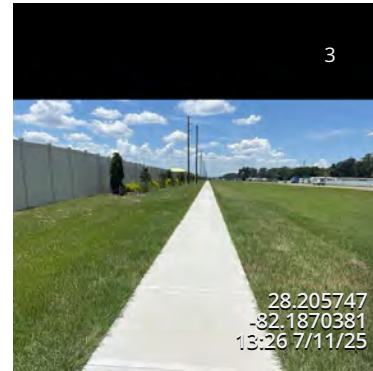
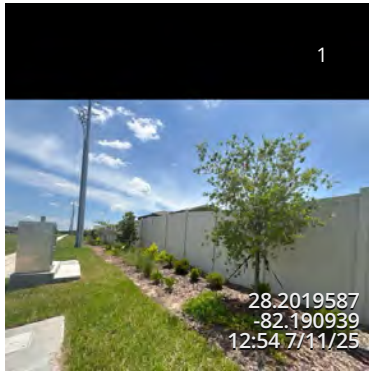
ITEM 7 - US301 NORTH LANDSCAPE BED

Due By: Thursday, July 17, 2025

Assigned To: Steadfast

Item Completed: Yes

- 1). North landscape is **well maintained**
- 2). Edge the sidewalk during weekly service - **completed.**
- 3). North FDOT and CDD sod is **well maintained.**



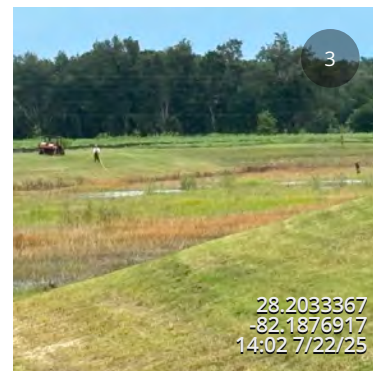
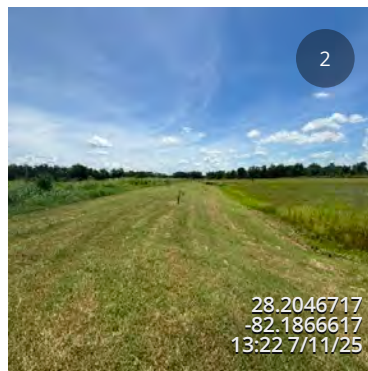
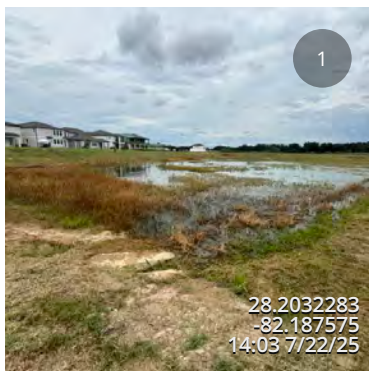
ITEM 8 - FALL HARVEST DRIVE POND

Due By: Thursday, July 17, 2025

Assigned To: Horner Environmental

Item Completed: Yes

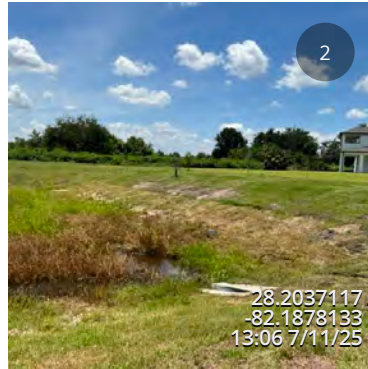
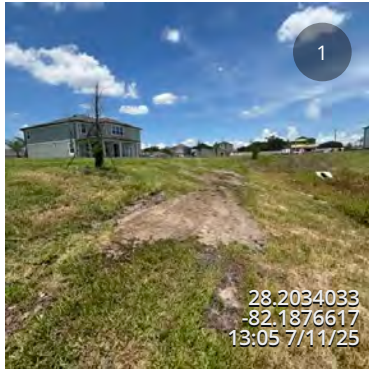
- 1). Pond treatments have taken effect.
- 2). Pond banks are **well maintained.**
- 3). Horner Environmental on-site **7/22/25** applying treatment.



ITEM 9 - FALL HARVEST DRIVE POND

Assigned To: District

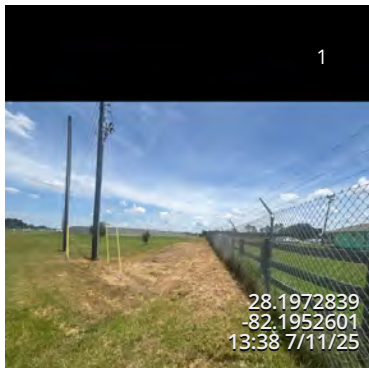
Sod installed along banks is starting to take root.



ITEM 11 - US301 SOUTH PROPERTY LINE

Assigned To: Steadfast

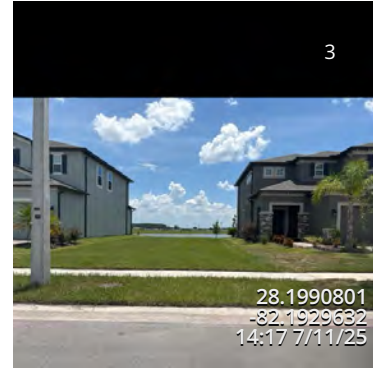
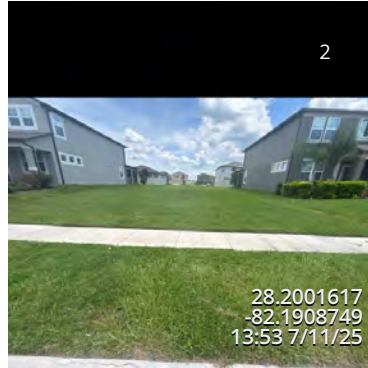
Steadfast completed clearing south end drain structure.



ITEM 12 - POCKET PARK

Assigned To: Steadfast

- 1). Autumn Rock Drive - well maintained.
- 2). Misty Marble Drive - well maintained.
- 3). Autumn Rock Drive - well maintained.

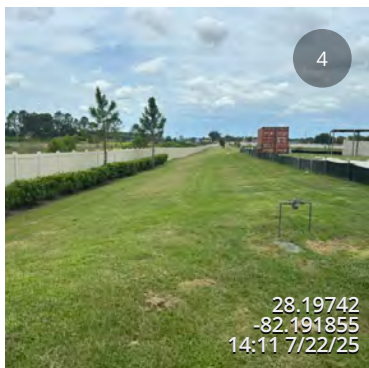
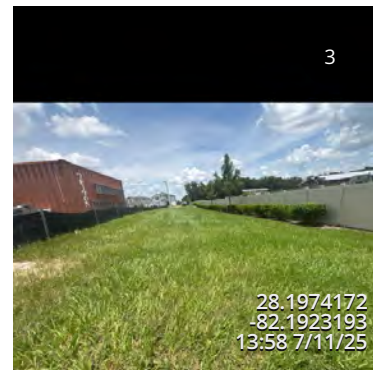
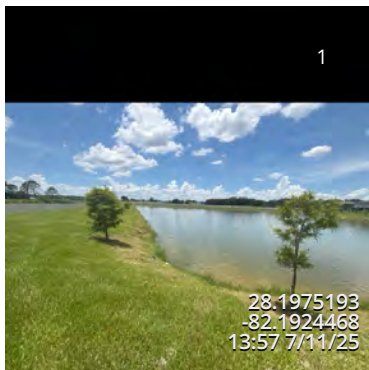


ITEM 13 - SOUTH POND 1

Due By: Thursday, July 17, 2025

Assigned To: Steadfast

- 1). Pond 1 is well maintained.
- 2). Pond banks well maintained.
- 3). Missed mowing this area on 7/11/22.
- 4). Area mowed, picture taken on 7/22/25.

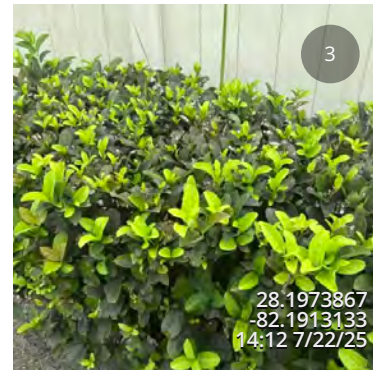
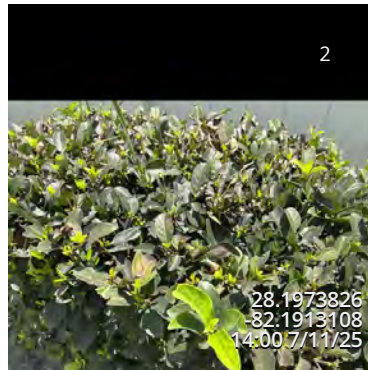
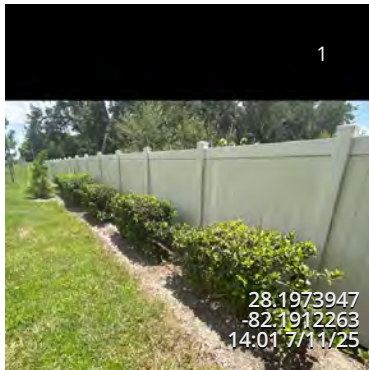


ITEM 14 - SOUTH CDD FENCE LANDSCAPE

Assigned To: Steadfast

Item Completed: Yes

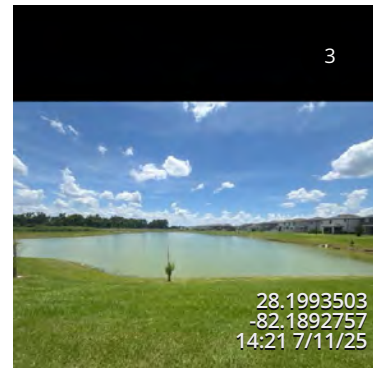
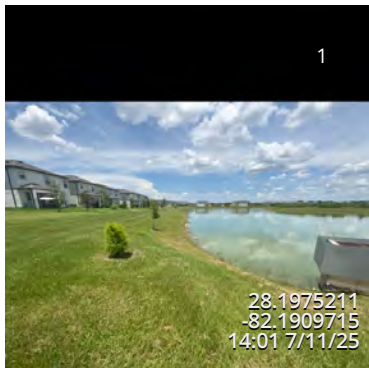
- 1). South perimeter landscape is stressed.
- 2). Investigate plant for disease.
- 3). New growth observed on 7/22/25.



ITEM 15 - POND 2

Assigned To: Steadfast

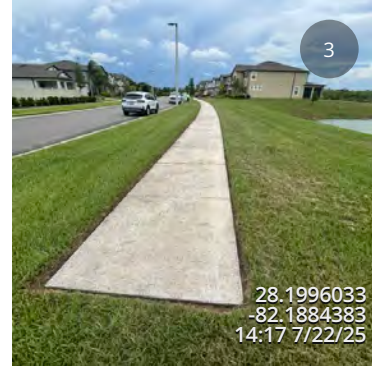
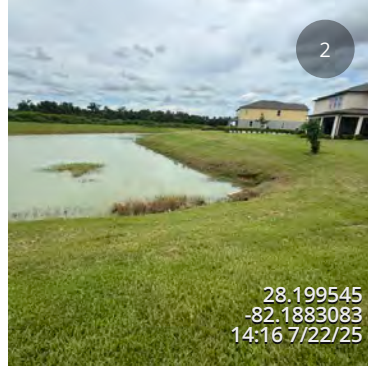
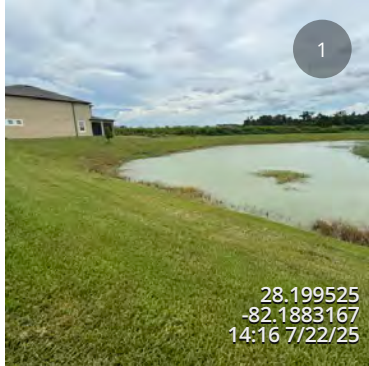
Pond 2 is well maintained.



ITEM 16 - COBBLE CREEK BLVD

Assigned To: Steadfast

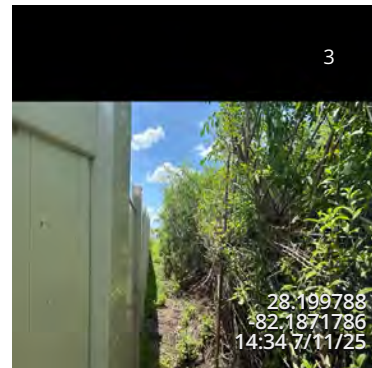
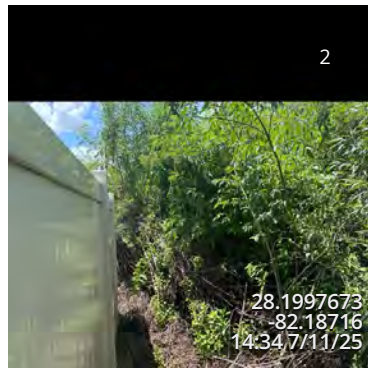
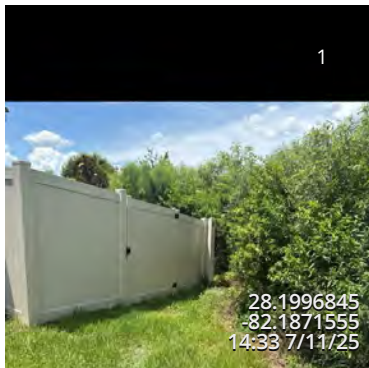
- 1). Pond banks are **well maintained**.
- 2). Horner Environmental on-site **7/22/25**.
- 3). CDD sidewalk edging is **well maintained**.



ITEM 17 - LIFT STATION CONSERVATION

Assigned To: Steadfast

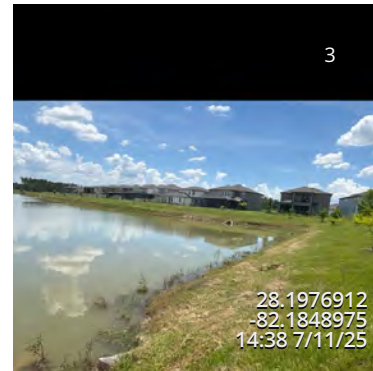
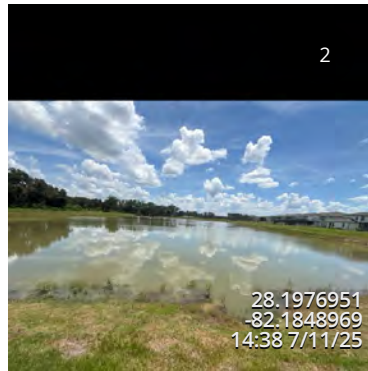
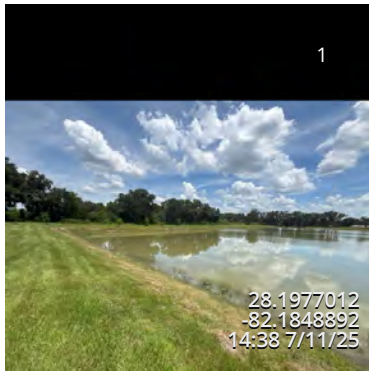
Steadfast has cut back overgrowth encroaching resident and conservation property line.



ITEM 18 - POND 3

Assigned To: Steadfast

Pond 3 is **well maintained**.

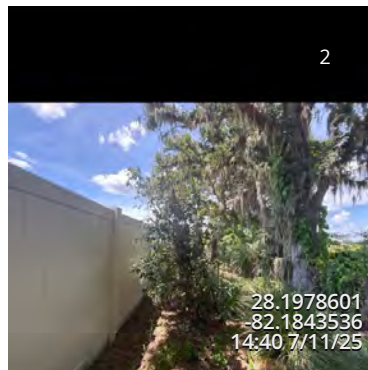
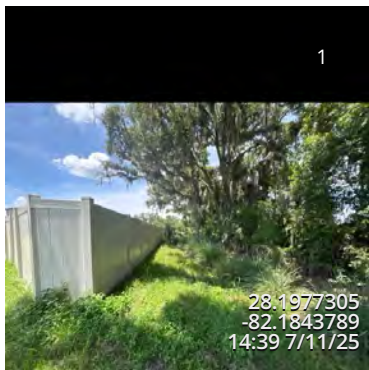


ITEM 19 - POND 3 SHALE STONE CT

Due By: Thursday, July 17, 2025

Assigned To: Steadfast

- 1). The landscape behind resident and CDD fence is **maintained**.
- 2). **Oak tree is leaning.**
- 3). **Maintain landscape plants along CDD fence.**



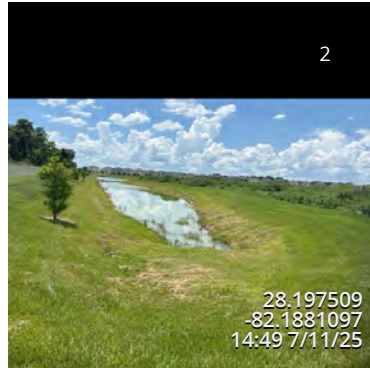
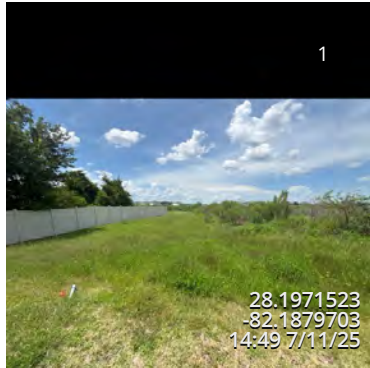
ITEM 20 - SUNNY PEBBLE LOOP

Due By: Thursday, July 17, 2025

Assigned To: Steadfast

Item Completed: Yes

Mow the CDD corner pie during every service visit - **completed.**

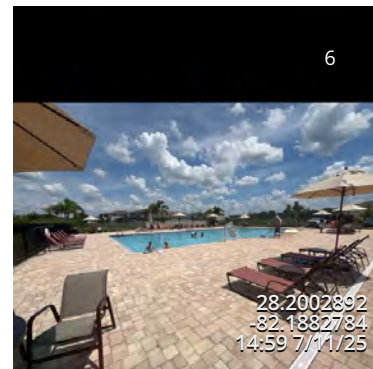
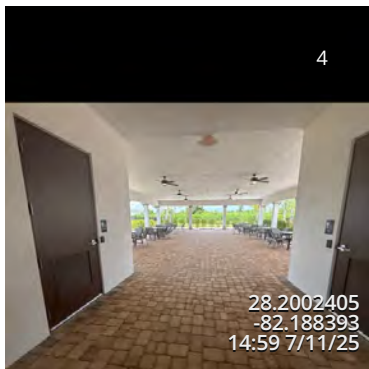
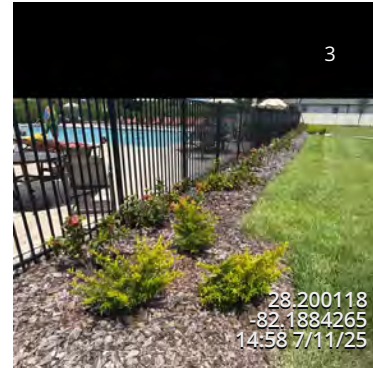
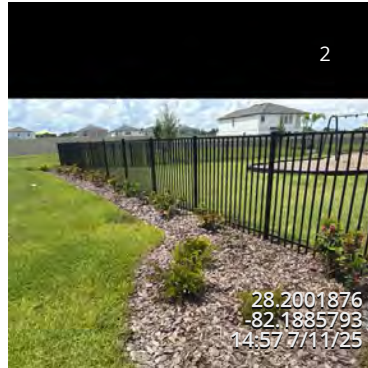
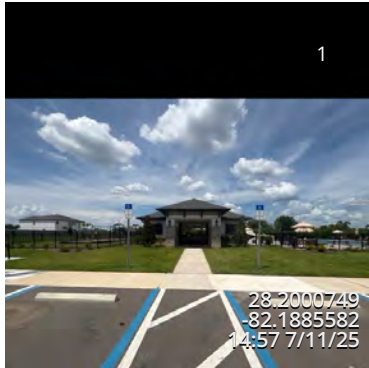


ITEM 21 - AMENITY CENTER

Due By: Thursday, July 17, 2025

Assigned To: Stream fast

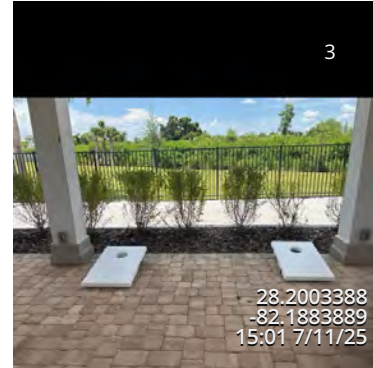
- 1). Amenity Center is clean and organized.
- 2). Steadfast to provide estimate to fill in missing plants.
- 4). Bathrooms are operational.
- 5). Furniture is good and intact.
- 6). Pool is clean and blue, Cooper Pools on-site 7/22/25 advises all algae and mold has been removed and scraped.



ITEM 22 - PLAYGROUND

Assigned To: Steadfast

- 1). Sod looks healthy
- 2). Playground operational
- 3). Board game intact - District



ITEM 23 - AMENITY LANDSCAPE

Assigned To: Steadfast

- 1). Mailboxes are clean.
- 2). Steadfast filled in bare spot around light pole.
- 3). Sod patches continue to look healthy.

