

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

AUGUST 27, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Cobblestone Community Development District

Board of Supervisors:

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

Staff:

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

Regular Meeting Agenda Wednesday, August 27, 2025 – 10:00 a.m.

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

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

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

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

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

- A. FY2026 Goals and Objectives
- B. Grau & Associates Audit Engagement Letter
- C. Discussion Regarding Change of October & November Meeting Dates

4. Consent Agenda Items

- A. Approval of Meeting Minutes (*July 30, 2025 Public Hearing & Regular Meeting Minutes*)
- B. Acceptance of Financials (*July 2025*)
- C. Acceptance of the Check Registers (*July 2025*)
- D. Consideration of Operations and Maintenance Report (*July 2025*)

5. Staff Reports

- A. District Counsel
- B. District Engineer

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

C. District Manager

1. Field Inspection Report

6. Other Business, Updates, and Supervisor Comments

7. Adjournment

Third Order of Business

3A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 27, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Cobblestone Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Cobblestone Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Cobblestone Community Development District

Third Order of Business

3B



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 8, 2025

To Board of Supervisors
Cobblestone Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Cobblestone Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cobblestone Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$6,300 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not

authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cobblestone Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Cobblestone Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Cobblestone Community Development District (“**CDD**”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

Fourth Order of Business

4A

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, July 30, 2025 and called to order at 10:01 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
Brian Lamb	District Manager
Erin McCormick	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>
Tonya Stewart	District Engineer <i>(via phone)</i>
Paul Young	Field Services
Sete Zare	MBS Capital <i>(via phone)</i>
Kendall Hahn	MBS Capital <i>(via phone)</i>
Jason Combee	Steadfast Landscaping

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments Period

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Capital Improvement Revenue Bonds, Series 2025

1. Supplement to Investment Banking Agreement

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Supplement to Investment Banking Agreement presented by Sete Zare, was approved. 5-0

2. Consideration of Updated District Engineer's Report

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, Updated District Engineer's Report, as presented by Tonya Stewart, was approved. 5-0

3. Consideration of Master Assessment Methodology Report

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Master Assessment Methodology Report, in substantial form was approved. 5-0

4. Consideration of Resolution 2025-03; Declaring Special Assessments

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Resolution 2025-03; Declaring Special Assessments for Area 4, Phase 3, was adopted. 5-0

5. Consideration of Resolution 2025-04; Setting a Public Hearing to Consider Special Assessments

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Resolution 2025-04; Setting a Public Hearing to Consider Special Assessments, for Thursday September 18, 2025 at 10:00 am at the Spring Hill Suites in Land O Lakes, FL., was adopted. 5-0

FOURTH ORDER OF BUSINESS**Recess to Public Hearings**

Mr. Radcliff requested the Board recess to Public Hearing.

FIFTH ORDER OF BUSINESS**Public Hearing on Adopting FY 2026
Proposed Operations Budget****A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget**

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Public Hearing on Adopting the Fiscal Year 2026 Proposed Operations Budget, was opened. 5-0

B. Staff Presentations

Mr. Radcliff presented the Fiscal Year 2026 Proposed Budget to the Board.

C. Public Comment

There being no members of the public present and no comments from the Board, the next item followed.

D. Consideration of Resolution 2025-05; Adopting the FY2026 Budget

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Resolution 2025-05; Adopting the FY2026 Budget, was adopted. 5-0

E. Close Public Hearing on Adopting FY2026 Proposed Budget

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Public Hearing on Adopting FY2026 Proposed Budget, was closed. 5-0

F. Consideration of Resolution 2025-06; Assessment Resolution

G. Consideration of Budget Funding Agreement Between M/I Homes of Tampa, LLC and Cobblestone CDD

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Resolution 2025-06; Assessment Resolution, was adopted, along with the Budget Funding Agreement between *MI Homes of Tampa* and Cobblestone CDD, which as agreed, was approved. 5-0

SIXTH ORDER OF BUSINESS

Recess to Public Hearing

Mr. Radcliff requested the Board recess to Public Hearing.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-07; Adoption of FY2026 Meeting Schedule

The following is the Fiscal Year 2026 CDD Meeting Schedule:

- | | |
|----------------------|-----------|
| • October 22, 2025 | 10:00 am |
| • November 20, 2025 | 10:00 am |
| • December 18, 2025 | 10:00 am |
| • January 28, 2026 | 10:00 am |
| • February 25, 2026 | 10:00 am |
| • March 25, 2026 | 10:00 am |
| • April 22, 2026 | 10:00 am |
| • May 27, 2026 | 10:00 am |
| • June 24, 2026 | 10:00 am |
| • July 22, 2026 | 10:00 am |
| • August 26, 2026 | 10:00 a.m |
| • September 23, 2026 | 10:00 a.m |

On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor, Resolution 2025-07; Adoption of FY 2026 Meeting Schedule with the following changes: 11/26/2025 meeting will be moved to 11/20/2025 and the 12/24/2025 meeting will be moved to 12/18/2025. All times remain at 10:00 am at the Spring Hill Suites in Land O Lakes, FL., was adopted. 5-0

B. Acceptance of FY2024 Audit

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Fiscal Year 2024 Audit, was accepted. 5-0

C. HEP Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control Proposal #25-0152

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, *HEP* Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control Proposal #25-0152, was approved. 5-0

D. HEP Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control Proposal #25-0153

1. 2014 Aerial Photograph

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, *HEP* Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control Proposal #25-0153, for pond number 4, was approved. 5-0

E. Discussion of Drainage Issue

Tyson Waag provided an update on the drainage issues within the community.

F. Ratification of Steadfast Alliance Proposal #SCA2021

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, *Steadfast Alliance* Proposal #SCA2021, regarding the clearing of overgrown vegetation around a drainage pipe, was ratified. 5-0

G. Acceptance of Traffic Signal for Conveyance to the CDD and Associated Matters

1. Fourth Amendment to the Acquisition Agreement

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Fourth Amendment to the Acquisition Agreement, was approved. 5-0

2. Bill of Sale for the Traffic Signal Improvements

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Bill of Sale for the Traffic Signal Improvements, was approved. 5-0

3. Special Warranty Deed with Drainage and Access Easements and Landscape and Fence Easements Phase 2

The Board reviewed the Special Warranty Deed with Drainage and Access Easements / Landscape and Fence Easements which was approved at a prior meeting.

4. Certificate of District Engineer Acquisition of Signalization & Lighting Improvements Cobblestone CDD Special Assessment Revenue Bonds, Series 2024

The Board reviewed the Certificate of Engineer Acquisition of Signalization & Lighting Improvements. No motion necessary.

EIGHTH ORDER OF BUSINESS**Consent Agenda**

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

1. May 2025

2. June 2025

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

NINTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

Mr. Radcliff presented his District Managers' Report to the Board. The Board agreed to have their financials emailed to them on the 20th of every month in addition to having them in the agenda packages.

1. Field Inspection Report (*July*)

2. Discussion of Access Company

The Field Inspections Report was presented, a copy of which was included in the agenda package. Access Company was not discussed.

TENTH ORDER OF BUSINESS**Other Business, Updates, and Supervisor Comments**

Ms. Pagan requested a meeting be scheduled between landscape services and pond maintenance to determine the accepted maintenance line at the pond banks.

ELEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, the meeting was adjourned at 11:03 a.m. 5-0
--

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

Fourth Order of Business

4B

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 July 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	\$ 5,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,784
Due From Other Funds	-	-	-	-	68	-	113	-	-	181
Investments:										
Acquisition & Construction Account	-	-	-	-	829	937	1,341	-	-	3,107
Reserve Fund	-	113,343	63,789	91,024	-	-	-	-	-	268,156
Revenue Fund	-	99,649	53,014	87,439	-	-	-	-	-	240,102
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	\$ 68,979	\$ 212,992	\$ 116,803	\$ 178,463	\$ 897	\$ 937	\$ 1,454	\$ 5,173,784	\$ 8,236,860	\$ 13,991,169
LIABILITIES										
Accounts Payable	\$ 17,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,513
Loan Payable	-	-	-	-	-	-	-	-	62,895	62,895
Bonds Payable	-	-	-	-	-	-	-	-	8,125,000	8,125,000
Due To Other Funds	-	-	52	126	-	3	-	-	-	181
TOTAL LIABILITIES	17,513	-	52	126	-	3	-	-	8,187,895	8,205,589

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

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

ACCOUNT DESCRIPTION	SERIES 2022-1										SERIES 2022-2										SERIES 2024																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	212,773	118,599	225.94%
Special Assmnts- CDD Collected	-	57,444	57,444	0.00%
Developer Contribution	468,493	90,000	(378,493)	19.21%
Other Miscellaneous Revenues	-	72	72	0.00%
TOTAL REVENUES	562,667	361,002	(201,665)	64.16%

EXPENDITURES

Administration

Supervisor Fees	7,200	4,600	2,600	63.89%
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	41,304	(26,304)	275.36%
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	123	377	24.60%
Rentals - General	500	951	(451)	190.20%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	17,023	(13,523)	486.37%
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	155,942	(42,517)	137.48%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	13,500	61,500	18.00%
Total Electric Utility Services	87,000	13,540	73,460	15.56%
<u>Water Utility Services</u>				
Utility - Water	4,500	23,231	(18,731)	516.24%
Total Water Utility Services	4,500	23,231	(18,731)	516.24%
<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	101,470	90,672	52.81%
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	127,151	141,591	47.31%
<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 July 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	2,135	5,365	28.47%
Amenity Center Cleaning & Supplies	750	1,362	(612)	181.60%
Contracts-Pools	14,400	6,937	7,463	48.17%
Telephone/Fax/Internet Services	950	179	771	18.84%
R&M-Pools	2,500	5,017	(2,517)	200.68%
Facility A/C & Heating Maintenance & Repair	1,000	-	1,000	0.00%
Recreation / Park Facility Maintenance	7,500	4,731	2,769	63.08%
Playground Equipment and Maintenance	300	-	300	0.00%
Access Control Maintenance & Repair	2,000	11,640	(9,640)	582.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	500	280	220	56.00%
Total Parks and Recreation	38,900	32,281	6,619	82.98%
<u>Contingency</u>				
Misc-Contingency	24,800	6,766	18,034	27.28%
Total Contingency	24,800	6,766	18,034	27.28%
TOTAL EXPENDITURES	560,167	359,661	200,506	64.21%
Excess (deficiency) of revenues				
Over (under) expenditures	2,500	1,341	(1,159)	53.64%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,307	1,307	0.00%
Contribution to (Use of) Fund Balance	2,500	-	(2,500)	0.00%
TOTAL FINANCING SOURCES (USES)	2,500	1,307	(1,193)	52.28%
Net change in fund balance	<u>\$ 2,500</u>	<u>\$ 2,648</u>	<u>\$ (4,852)</u>	<u>105.92%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		48,818		
FUND BALANCE, ENDING		<u>\$ 51,466</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 7,967	\$ 7,967	0.00%
Special Assmnts- Tax Collector	223,085	225,136	2,051	100.92%
TOTAL REVENUES	223,085	233,103	10,018	104.49%
<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	-	8,743	8,743	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	56,567	56,567	0.00%
Operating Transfers-Out	-	(60,766)	(60,766)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(4,199)	(4,199)	0.00%
Net change in fund balance	\$ -	\$ 4,544	\$ 4,544	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		208,448		
FUND BALANCE, ENDING		\$ 212,992		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 4,387	\$ 4,387	0.00%
Special Assmnts- Tax Collector	126,090	127,249	1,159	100.92%
TOTAL REVENUES	126,090	131,636	5,546	104.40%
<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	-	4,866	4,866	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	128,725	128,725	0.00%
Operating Transfers-Out	-	(132,137)	(132,137)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(3,412)	(3,412)	0.00%
Net change in fund balance	\$ -	\$ 1,454	\$ 1,454	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		115,297		
FUND BALANCE, ENDING		\$ 116,751		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 5,777	\$ 5,777	0.00%
Special Assmnts- Tax Collector	180,010	190,379	10,369	105.76%
TOTAL REVENUES	180,010	196,156	16,146	108.97%
<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	-	14,845	14,845	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	70,851	70,851	0.00%
TOTAL FINANCING SOURCES (USES)	-	70,851	70,851	0.00%
Net change in fund balance	\$ -	\$ 85,696	\$ 85,696	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		92,641		
FUND BALANCE, ENDING		\$ 178,337		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 98	\$ 98	0.00%
TOTAL REVENUES	-	98	98	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	98	98	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		799		
FUND BALANCE, ENDING		<u>\$ 897</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 33	\$ 33	0.00%
TOTAL REVENUES	-	33	33	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	33	33	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		901		
FUND BALANCE, ENDING		<u>\$ 934</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 11,681	\$ 11,681	0.00%
TOTAL REVENUES	-	11,681	11,681	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	-	(456,950)	(456,950)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		458,404		
FUND BALANCE, ENDING		\$ 1,454		

Bank Account Statement

Cobblestone CDD

Monday, August 18, 2025

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Bank Account No. 4096

Statement No. 07_25

Statement Date

07/31/2025

G/L Account No. 101001 Balance	5,784.32	Statement Balance	4,152.56
		Outstanding Deposits	3,887.92
Positive Adjustments	0.00		
Subtotal	5,784.32	Subtotal	8,040.48
Negative Adjustments	0.00	Outstanding Checks	-2,256.16
Ending G/L Balance	5,784.32	Ending Balance	5,784.32

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/01/2025	Payment	BD00072	Special Assmnts-CDD Collected	Deposit No. BD00072	3,239.94	3,239.94	0.00
07/07/2025	Payment	BD00073	Developer Contribution	Deposit No. BD00073	25,000.00	25,000.00	0.00
07/10/2025	Payment	BD00074	Special Assmnts-CDD Collected	Deposit No. BD00074	1,079.98	1,079.98	0.00
07/17/2025	Payment	BD00076	Developer Contribution	Deposit No. BD00076	40,000.00	40,000.00	0.00
07/21/2025	Payment	BD00077	Special Assmnts-CDD Collected	Deposit No. BD00077	1,079.98	1,079.98	0.00
Total Deposits					70,399.90	70,399.90	0.00
Checks							
							0.00
06/04/2025	Payment	1393	INFRAMARK LLC	Check for Vendor V00013	-1,073.54	-1,073.54	0.00
06/19/2025	Payment	1396	COBBLESTONE CDD	Check for Vendor V00010	-5,519.25	-5,519.25	0.00
06/27/2025	Payment	1399	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00
06/27/2025	Payment	1400	LEE R. THOMPSON	Check for Vendor V00012	-200.00	-200.00	0.00
06/27/2025	Payment	1401	MIKE FASANO TAX COLLECTOR	Check for Vendor V00005	-115.20	-115.20	0.00
07/02/2025	Payment	1402	COOPER POOLS, INC.	Check for Vendor V00047	-5,021.98	-5,021.98	0.00
07/02/2025	Payment	1403	FIELDS CONSULTING GROUP,LLC	Check for Vendor V00032	-100.00	-100.00	0.00
07/02/2025	Payment	1404	PASCO COUNTY UTILITIES	Check for Vendor V00020	-7,433.67	-7,433.67	0.00
07/02/2025	Payment	1405	REDWIRE,LLC	Check for Vendor V00033	-80.00	-80.00	0.00
07/02/2025	Payment	1406	U.S. BANK	Check for Vendor V00023	-7,003.75	-7,003.75	0.00
07/02/2025	Payment	1407	CHARTER COMMUNICATION S	Check for Vendor V00048	-178.96	-178.96	0.00
07/02/2025	Payment	1408	JNJ CLEANING SERVICES LLC	Check for Vendor V00043	-735.00	-735.00	0.00

Cobblestone CDD

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07/31/2025

3,887.92

Fourth Order of Business

4C

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 07/31/2025

(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	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	Water Services 04/07-05/06	543018-53301	\$4,487.14
001	1395	06/04/25	PASCO COUNTY UTILITIES	22394165	WATER 04/07/25-05/06/25	Water Services	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	Trustee Fees - Assessment Area 3 / Series 2024	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	Postage Assessment Fee	549150-51301	\$115.20
001	1402	07/02/25	COOPER POOLS, INC.	2025-785	06/18 - Black Algae Treatment	Black Algae Treatment	546074-57201	\$2,300.00
001	1402	07/02/25	COOPER POOLS, INC.	2025-800	06/22 - ADA Battery Kit	ADA Battery Kit	549001-53908	\$631.98
001	1402	07/02/25	COOPER POOLS, INC.	2025-862	July 25 - Pool Maintenance	Contracts-Pools	534078-57201	\$2,090.00
001	1403	07/02/25	FIELDS CONSULTING GROUP,LLC	3590	06/18 - Street Sign Repair	Street Sign Repair	546036-53908	\$100.00
001	1404	07/02/25	PASCO COUNTY UTILITIES	22566739	05/06 - 06/05 - Water Utility	Water Services	543018-53301	\$3,770.39
001	1404	07/02/25	PASCO COUNTY UTILITIES	22566633	05/06 - 06/05 - Water Utility	Water Services	543018-53301	\$3,663.28
001	1405	07/02/25	REDWIRE,LLC	599127	July 25 - Access Maintenance	ACCESS CONTROLS	546998-57201	\$80.00
001	1406	07/02/25	U.S. BANK	7762621	Trustee Fees Assessment Area 1 / Series 2022 Bond	Trustee Fees	531045-51301	\$7,003.75
001	1407	07/02/25	CHARTER COMMUNICATIONS	1848381062425	SERVICE 06.24.25 - 07.23.2025	SERVICE 06.24.25 - 07.23.25	541009-57201	\$178.96
001	1408	07/02/25	JNJ CLEANING SERVICES LLC	0562	June 25 - Janitorial Service	Janitorial Service - June 25	531131-53908	\$735.00
001	1409	07/02/25	STEADFAST MAINTENANCE	SA-12194	Aeration and Fert application	R&M-Other Landscape	546036-53908	\$2,950.00
001	1409	07/02/25	STEADFAST MAINTENANCE	SA-12737	FDOT additional mowing (301)	FDOT Mowing (301)	546300-57201	\$500.00
001	1409	07/02/25	STEADFAST MAINTENANCE	SA-12841	FDOT additional mowing (301)	FDOT Mowing (301)	546300-57201	\$500.00
001	1409	07/02/25	STEADFAST MAINTENANCE	SA-13026	06/24/25 - Cut back of lift station overgrowth	Cutback of lift station overgrowth	546036-53908	\$1,135.00
001	1410	07/09/25	COOPER POOLS, INC.	2025-899	Discharge Hose	Discharge Hose Purchase	546074-57201	\$153.09
001	1411	07/09/25	STEADFAST MAINTENANCE	SA-12481	landscape Maintenance - June 25	Landscape Maintenance	546300-57201	\$8,730.66
001	1411	07/09/25	STEADFAST MAINTENANCE	SA-13028	06/24/25 - Removal/Replacement of Tree	Removal / Replacement of tree	546036-53908	\$775.00
001	1411	07/09/25	STEADFAST MAINTENANCE	SA-13072	June 25 - FDOT Frontage Mowing	FDOT Mowing (301)	546300-53908	\$500.00
001	1411	07/09/25	STEADFAST MAINTENANCE	SA-13086	June 25 - FDOT Frontage Mowing	June 25 - FDOT 301 Maintenance	546300-53908	\$500.00
001	1411	07/09/25	STEADFAST MAINTENANCE	SA-13194	July 25 - Landscape Maintenance	Landscape Maintenance	546300-53908	\$8,730.66
001	1411	07/09/25	STEADFAST MAINTENANCE	SA-13027	06/24/25 - Pond bank mitigation	Pond bank mitigation	546036-53908	\$3,770.00
001	1411	07/09/25	STEADFAST MAINTENANCE	SA-13484	FDOT additional mowing (301)	FDOT Mowing (301)	546300-53908	\$500.00
001	1412	07/16/25	PASCO COUNTY BOARD OF COUNTY COMMISSIONERS	061725	06/17 - Traffic Signal Inspection Fee	Traffic Signal Inspection Fee	549001-53908	\$600.00
001	1413	07/23/25	ERIN MCCORMICK LAW, PA	10825	Legal through 05/13	GENERAL REP. - THRU 05/13	531146-51401	\$2,465.00
001	1413	07/23/25	ERIN MCCORMICK LAW, PA	10826	Legal through 05/13	GENERAL REP. - THRU 05/13	531146-51401	\$2,191.15
001	1413	07/23/25	ERIN MCCORMICK LAW, PA	10833	legal - through 06/10/25	GENERAL REP. - THRU 06/10/25	531146-51401	\$6,120.00
001	1413	07/23/25	ERIN MCCORMICK LAW, PA	10834	legal - through 06/10/25	GENERAL REP. - THRU 06/10/25	531146-51401	\$3,891.35
001	1414	07/23/25	INFRAMARK LLC	149114	Inframark Management Inv - May 25	Accounting Services - May 25	532001-51301	\$1,000.00
001	1414	07/23/25	INFRAMARK LLC	149114	Inframark Management Inv - May 25	Administrative Serv - May 25	531148-51301	\$375.00
001	1414	07/23/25	INFRAMARK LLC	149114	Inframark Management Inv - May 25	Dissemination Services - May 25	531012-51301	\$833.34
001	1414	07/23/25	INFRAMARK LLC	149114	Inframark Management Inv - May 25	District Management May 25	531150-51301	\$2,083.33
001	1414	07/23/25	INFRAMARK LLC	149114	Inframark Management Inv - May 25	Rentals / Leases - May 25	544001-51301	\$50.00
001	1414	07/23/25	INFRAMARK LLC	149114	Inframark Management Inv - May 25	Technology / Data Storage - May 25	531020-51301	\$50.00
001	1414	07/23/25	INFRAMARK LLC	149114	Inframark Management Inv - May 25	Website Maintenance / Admin - May 25	549936-51301	\$100.00
001	1414	07/23/25	INFRAMARK LLC	149114	Inframark Management Inv - May 25	Field Services - May 25	531122-51301	\$1,000.00
001	1414	07/23/25	INFRAMARK LLC	149114	Inframark Management Inv - May 25	Financial / Revenue Collections - May 25	549150-51301	\$416.67
001	1414	07/23/25	INFRAMARK LLC	149114	Inframark Management Inv - May 25	Recording Secretary - May 25	531036-51301	\$200.00
001	1415	07/23/25	STEADFAST MAINTENANCE	SA-12511	Front Entrance Improvements	R&M-Other Landscape	546036-57201	\$9,090.00
001	1416	07/23/25	TIMES PUBLISHING COMPANY	45998-071325	07/13 , 07/20 - Legal Advertising	07/13, 07/20 - Legal Advertising	548002-51301	\$331.00
001	1417	07/23/25	INFRAMARK LLC	150855	Inframark Management Inv - June 25	Accounting Services - June 25	532001-51301	\$1,000.00
001	1417	07/23/25	INFRAMARK LLC	150855	Inframark Management Inv - June 25	Administrative Services - June 25	531148-51301	\$375.00
001	1417	07/23/25	INFRAMARK LLC	150855	Inframark Management Inv - June 25	Dissemination Services - June 25	531012-51301	\$833.34
001	1417	07/23/25	INFRAMARK LLC	150855	Inframark Management Inv - June 25	District Management June 25	531150-51301	\$2,083.33
001	1417	07/23/25	INFRAMARK LLC	150855	Inframark Management Inv - June 25	Rentals/Leases June 25	544001-51301	\$50.00
001	1417	07/23/25	INFRAMARK LLC	150855	Inframark Management Inv - June 25	Technology/Data Storage - June 25	531020-51301	\$50.00
001	1417	07/23/25	INFRAMARK LLC	150855	Inframark Management Inv - June 25	Website Maintenance - June 25	549936-51301	\$100.00
001	1417	07/23/25	INFRAMARK LLC	150855	Inframark Management Inv - June 25	Field Services - June 25	531122-51301	\$1,000.00
001	1417	07/23/25	INFRAMARK LLC	150855	Inframark Management Inv - June 25	Financial / Rev Collections - 416.67	549150-51301	\$416.67
001	1417	07/23/25	INFRAMARK LLC	150855	Inframark Management Inv - June 25	Recording Sec - June 25	531036-51301	\$200.00
001	1417	07/23/25	INFRAMARK LLC	151825	Inframark Management Inv - May 25	Repairs to amenities	546414-57201	\$232.50
001	1417	07/23/25	INFRAMARK LLC	151825	Inframark Management Inv - May 25	May 25 - Postage / Copies	541024-51301	\$34.83
001	1417	07/23/25	INFRAMARK LLC	154279	Inframark Management Inv - June 25	June 25 - Amenity Repairs	546414-57201	\$1,244.00
001	1417	07/23/25	INFRAMARK LLC	154279	Inframark Management Inv - June 25	June 25 - B/W Copies	541024-51301	\$2.70

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1417	07/23/25	INFRAMARK LLC	154279	Inframark Management Inv - June 25	June 25 - Postage	541024-51301	\$4.14
001	1418	07/30/25	PASCO COUNTY UTILITIES	22729016	06/05 - 07/07 - Water	Water Services - 06/05 - 07/07	543018-53301	\$1,382.68
001	1418	07/30/25	PASCO COUNTY UTILITIES	22729122	06/05 - 07/03 - Water	06/05 - 07/07 - Water	543018-53301	\$708.43
001	1419	07/30/25	PIPER FIRE PROTECTION, LLC	138122	07/02 - Fire Extinguisher Certification	Miscellaneous Services	549001-57201	\$165.05
001	300000	07/25/25	WITHLACOOCHEE RIVER ELECTRIC ACH	071425-6427	06/09 - 07/09 - Electric	Electricity - Streetlights	543013-53100	\$50.28
001	300001	07/25/25	WITHLACOOCHEE RIVER ELECTRIC ACH	071425-6429	07/14 - Light Poles	07/14 - Streetlights	543013-53100	\$1,381.75
001	300002	07/25/25	WITHLACOOCHEE RIVER ELECTRIC ACH	071425-9562	06/09 - 07/09 - Electric	Electricity - Streetlights	543013-53100	\$652.66
001	DD427	06/27/25	WITHLACOOCHEE RIVER ELECTRIC ACH	061225-9562	05/08 - 06/09 - Electric Bill	PUBLIC LIGHTING	543013-53100	\$557.35
001	DD428	06/27/25	WITHLACOOCHEE RIVER ELECTRIC ACH	061225-6429	06/12 - Streetlights	PUBLIC LIGHTING	543013-53100	\$1,421.16
001	DD429	06/27/25	WITHLACOOCHEE RIVER ELECTRIC ACH	061225-6427	06/12 - Electric	PUBLIC LIGHTING	543013-53100	\$50.82
Fund Total								\$108,138.46

SERIES 2022-1 DEBT SERVICE FUND - 200

200	1396	06/19/25	COBBLESTONE CDD	06112025 - 01	FY25 TAX DIST ID 06.11.2025	SERIES 2022-1 FY25 TAX DIST ID 06.11.2025	103200	\$817.63
200	1396	06/19/25	COBBLESTONE CDD	06172025 - 01	FY25 TAX DIST ID 06.11.25 - 06.17.25	SERIES 2022-1 FY25 TAX DIST ID 06.17.2025	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	SERIES 2022-2 FY25 TAX DIST ID 06.11.2025	103200	\$462.13
201	1396	06/19/25	COBBLESTONE CDD	06172025 - 01	FY25 TAX DIST ID 06.11.25 - 06.17.25	SERIES 2022-2 FY25 TAX DIST ID 06.11.2025	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	SERIES 2024 FY25 TAX DIST ID 06.11.2025	103200	\$691.40
202	1396	06/19/25	COBBLESTONE CDD	06172025 - 01	FY25 TAX DIST ID 06.11.25 - 06.17.25	SERIES 2024 FY25 TAX DIST ID 06.11.2025	103200	\$1,244.52
Fund Total								\$1,935.92

Total Checks Paid	\$113,657.71
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Fourth Order of Business

4D

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
COOPER POOLS, INC.	7/1/2025	2025-862	\$2,090.00	\$2,090.00	July 25 - Pool Maintenance
REDWIRE,LLC	7/24/2025	600627	\$258.66	\$258.66	July 25 - Access/Monitoring
REDWIRE,LLC	7/25/2025	603247	\$565.00	\$565.00	08/01 - 08/31 - Access Control
STEADFAST MAINTENANCE	7/1/2025	SA-13194	\$8,730.66	\$8,730.66	July 25 - Landscape Maintenance
STEADFAST MAINTENANCE	7/3/2025	SA-13484	\$500.00	\$500.00	FDOT Mowing (301)
STEADFAST MAINTENANCE	7/14/2025	SA-13664	\$500.00	\$500.00	FDOT Mowing (301)
Monthly Contract Subtotal			\$12,644.32	\$12,644.32	
Variable Contract					
ERIN MCCORMICK LAW, PA	7/9/2025	10836	\$2,380.00	\$2,380.00	07/09 - District Counsel
PASCO COUNTY UTILITIES	7/21/2025	22729016	\$1,382.68	\$1,382.68	Water Services - 06/05 - 07/07
PASCO COUNTY UTILITIES	7/21/2025	22729122	\$708.43	\$708.43	06/05 - 07/07 - Water
WITHLACOOCHEE RIVER ELECTRIC ACH	7/14/2025	071425-9562	\$652.66	\$652.66	06/09 - 07/09 - Electric
WITHLACOOCHEE RIVER ELECTRIC ACH	7/14/2025	071425-6429	\$1,381.75	\$1,381.75	07/14 - Streetlights
WITHLACOOCHEE RIVER ELECTRIC ACH	7/14/2025	071425-6427	\$50.28	\$50.28	06/09 - 07/09 - Electric
Variable Contract Subtotal			\$6,555.80	\$6,555.80	
Utilities					
CHARTER COMMUNICATIONS	6/24/2025	1848381062425	\$178.96	\$178.96	SERVICE 06.24.25 - 07.23.25
Utilities Subtotal			\$178.96	\$178.96	
Regular Services					
INFRAMARK LLC	7/1/2025	153058	\$1,000.00		Accounting Services - July 25
INFRAMARK LLC	7/1/2025	153058	\$375.00		Administrative Services - July 25
INFRAMARK LLC	7/1/2025	153058	\$833.34		Dissemination Services - July 25
INFRAMARK LLC	7/1/2025	153058	\$2,083.33		District Management July 25
INFRAMARK LLC	7/1/2025	153058	\$50.00		Rentals / Leases July 25
INFRAMARK LLC	7/1/2025	153058	\$50.00		Technology / Data Storage July 25
INFRAMARK LLC	7/1/2025	153058	\$100.00		Website Maintenance - July 25
INFRAMARK LLC	7/1/2025	153058	\$1,000.00		Field Services - July 25
INFRAMARK LLC	7/1/2025	153058	\$416.67		Financial / Revenue Collections - July 25
INFRAMARK LLC	7/1/2025	153058	\$200.00	\$6,108.34	Recording Secretary - July 25

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	7/16/2025	154279	\$2.70		June 25 - B/W Copies
INFRAMARK LLC	7/16/2025	154279	\$4.14	\$6.84	June 25 - Postage
Regular Services Subtotal			\$6,115.18	\$6,115.18	
Additional Services					
COOPER POOLS, INC.	7/4/2025	2025-899	\$153.09	\$153.09	Discharge Hose Purchase
INFRAMARK LLC	7/16/2025	154279	\$1,244.00	\$1,244.00	June 25 - Amenity Repairs
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS	6/17/2025	061725	\$600.00	\$600.00	Traffic Signal Inspection Fee
PIPER FIRE PROTECTION, LLC	7/2/2025	138122	\$165.05	\$165.05	07/02 - Fire Extinguisher Certification
REDWIRE, LLC	7/24/2025	600626	\$7,001.27	\$7,001.27	July 25 - 2nd Half of Install Cost
TIMES PUBLISHING COMPANY	7/20/2025	45998-071325	\$331.00	\$331.00	07/13, 07/20 - Legal Advertising
Additional Services Subtotal			\$9,494.41	\$9,494.41	
TOTAL			\$34,988.67	\$34,988.67	

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.: 2025-862
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance July 2025	1	\$2,090.00	\$2,090.00

Total \$2,090.00

Ways to pay



View and pay



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

600627

Date

7/24/2025

Customer Number

W4C5595

Terms

Net 30

Total Due:\$258.66

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

7/24/2025

Terms

Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CCTV Maintenance 07/16/2025 - 07/31/2025	1.00	\$85.00	\$45.33
Video Verification Monitoring 07/16/2025 - 07/31/2025	1.00	\$400.00	\$213.33
Subtotal:			\$258.66
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
7/24/2025	600627	Recurring Services	\$258.66	\$258.66

Online Date 7/16/25 Invoice for the period 7/16/25-7/31/25



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

603247

Date

7/25/2025

Customer Number

W4C5595

Terms

Net 30

Total Due:\$565.00

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

7/25/2025

Terms

Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CS Access Control Management and Maintenance 08/01/2025 - 08/31/2025	1.00	\$80.00	\$80.00
CCTV Maintenance 08/01/2025 - 08/31/2025	1.00	\$85.00	\$85.00
Video Verification Monitoring 08/01/2025 - 08/31/2025	1.00	\$400.00	\$400.00
Subtotal:			\$565.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
7/25/2025	603247	Recurring Services	\$565.00	\$565.00



Steadfast Alliance

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

Invoice

Date	Invoice #
7/1/2025	SA-13194

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 #
7/3/2025	SA-13484

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	6/30/2025	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 #
7/14/2025	SA-13664

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	7/11/2025	500.00

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

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



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
07/09/2025	10836
Terms	Service Through
	07/09/2025

In Reference To: Contruction Matters (Work)

Date	By	Services	Hours	Amount
06/10/2025	Erin R McCormick	Review of email from Scott Steady regarding reimbursement of costs for traffic signal;	0.10	\$ 42.50
06/18/2025	Erin R McCormick	Review of draft F-1 Plat and provide comments;	1.00	\$ 425.00
06/23/2025	Erin R McCormick	Review of draft Bill of Sale for Traffic Signal; email to Bryan Radcliff and Tatiana Pagan; telephone conference with Scott Steady regarding Traffic Signal and reimbursement of costs;	0.80	\$ 340.00
06/24/2025	Erin R McCormick	Review of emails from Tatiana Pagan and Bryan Radcliff regarding contract for repair of drainage issues for Lots 169 and 240; review of proposals; email to Tyson Waag and Tonja Stewart regarding above; review of Certificate of Insurance; review of Division of Corporations information; email to Tatiana Pagan regarding Certificate of Insurance revisions needed; review of emails from Aaron Spinks and Margaret Boyett regarding Phase 3 plats; prepare comments and edits to Phase 3 plats, and transmit to Aaron Spinks; review of email from Tyson Waag regarding drainage repairs	2.70	\$ 1,147.50
06/26/2025	Erin R McCormick	Review of Phase 3 plat and provide comments;	1.00	\$ 425.00

Total Hours	5.60 hrs
Total Work	\$ 2,380.00
Total Invoice Amount	\$ 2,380.00
Previous Balance	\$ 8,585.00
Balance (Amount Due)	\$ 10,965.00



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



4099 1 1
14-92910

COBBLESTONE CDD

Service Address: **3061 COBBLE CREEK BOULEVARD**

Bill Number: 22729016

Billing Date: 7/21/2025

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

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

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	6/5/2025	567	7/7/2025	781	32	214

Usage History

	Irrigation
July 2025	214
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

Transactions

Previous Bill	3,601.60
Payment 07/10/25	-3,663.28 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 94.0 Thousand Gals X \$9.02	847.88
Total Current Transactions	1,444.36
TOTAL BALANCE DUE	\$1,382.68

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.

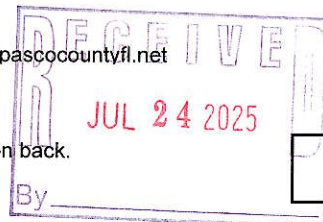
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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



Account # 1217610
Customer # 01400688
Balance Forward -61.68 CR
Current Transactions 1,444.36

Total Balance Due \$1,382.68
Due Date 8/7/2025

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

014006887121761082272901670001382686



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



4214 1 1

14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 22729122

Billing Date: 7/21/2025

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

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/5/2025	304	7/7/2025	322	32	18
Irrig Potable	232147326	6/5/2025	1892	7/7/2025	1960	32	68

Usage History

	Water	Reclaimed
July 2025	18	68
June 2025	29	388
May 2025	34	445
April 2025	24	115
March 2025	1	11

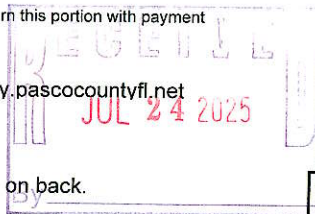
Transactions

Previous Bill	3,770.39
Payment 07/10/25	-3,770.39 CR
Balance Forward	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	3.0 Thousand Gals X \$9.02 27.06
Sewer	
Sewer Base Charge	22.57
Sewer Charges	18.0 Thousand Gals X \$6.94 124.92
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	30.0 Thousand Gals X \$9.02 270.60
Total Current Transactions	708.43
TOTAL BALANCE DUE	\$708.43

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 pascoeasy pay.pascocountyfl.net



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

Account # 1230930
Customer # 01551298
Balance Forward 0.00
Current Transactions 708.43

Total Balance Due \$708.43
Due Date 8/7/2025

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

015512985123093042272912210000708438

**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 **07/14/2025**
Amount Due **652.66**
Current Charges Due **08/05/2025**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	30	190
Jun 2025	32	150
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.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/09			48951				5693
		07/09	54644				

Previous Balance **557.35**
Payment **557.35CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5,693 KWH @ 0.06090 **346.70**
Fuel Adjustment 5,693 KWH @ 0.04400 **250.49**
FL Gross Receipts Tax **16.31**

Total Current Charges **652.66**
Total Due **E.F.T. 652.66**

DO NOT PAY
Total amount will be electronically transferred on or after 07/25/2025.

**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: **07/14/2025**

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 **07/25/2025**
TOTAL CHARGES DUE 652.66
DO NOT PAY

000234956200006526600006526607

**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 **07/14/2025**
Amount Due **1,381.75**
Current Charges Due **08/05/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
--------	------	---------

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



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 1,421.16
Payment 1,421.16CR
Balance Forward 0.00

Light Energy Charge	27.54
Light Support Charge	61.02
Light Maintenance Charge	407.70
Light Fixture Charge	501.12
Light Fuel Adj 2,484 KWH @ 0.04400	109.30
Poles (QTY 54)	270.00
FL Gross Receipts Tax	5.07

Total Current Charges 1,381.75
Total Due E.F.T. 1,381.75

Lights/Poles	Type/Qty	Type/Qty
	230 54	910 54

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.

**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: 07/14/2025

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	07/25/2025
TOTAL CHARGES DUE	1,381.75
DO NOT PAY	

000224642900013817500013817501

**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 **07/14/2025**
Amount Due **50.28**
Current Charges Due **08/05/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2025	30	3
Jun 2025	32	3
Jul 2024	29	3

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



2 0 1 4 2 0 1 9

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

ELECTRIC SERVICE

From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/09	07/09		3387				94

Previous Balance 50.82
Payment 50.82CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 94 KWH @ 0.06090 5.72
Fuel Adjustment 94 KWH @ 0.04400 4.14
FL Gross Receipts Tax 1.26

Total Current Charges 50.28
Total Due E.F.T. 50.28

DO NOT PAY
Total amount will be electronically transferred on or after 07/25/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

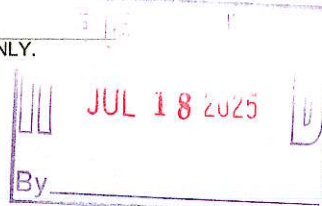
Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/14/2025

Use above space for address change ONLY.

District: OP08



Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 50.28
DO NOT PAY

26 2246427 OP08
COBBLESTONE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



000224642700000502800000502809

June 24, 2025
Invoice Number: 1848381062425
Account Number: 8337 13 001 1848381
Security Code: 8549
Service At: 38049 COBBLE CREEK BLVD
ZEPHYRHILLS FL 33540-7397

Cobblestone CDC

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary Service from 06/24/25 through 07/23/25
details on following pages

Previous Balance	0.00
Payments Received	0.00
Remaining Balance	\$0.00
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
One-Time Charges	0.00
Taxes, Fees and Charges	3.96
Current Charges	\$178.96
Total Due by 07/11/25	\$178.96

Welcome to Spectrum Business! This bill reflects install & service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.

Cobblestone CDC
Spectrum
BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 24 06252025 NNNNNYNN 01 000998 0004

COMMUNITY DEVELOPMENT CDC
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



June 24, 2025

COMMUNITY DEVELOPMENT CDC

Invoice Number: 1848381062425
Account Number: 8337 13 001 1848381
Service At: 38049 COBBLE CREEK BLVD
ZEPHYRHILLS FL 33540-7397

Total Due by 07/11/25	\$178.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713001184838100178962



Invoice Number: 1848381062425
 Account Number: 8337 13 001 1848381
 Security Code: 8549

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 24 06252025 NNNNNYNN 01 000998 0004

Charge Details

Previous Balance	0.00
Remaining Balance	\$0.00

Payments received after 06/24/25 will appear on your next bill.

Service from 06/24/25 through 07/23/25

Spectrum Business™ TV

Spectrum Business TV Stream 40.00

Your promotional price will expire on 06/23/28

\$40.00

Spectrum Business™ TV Total \$40.00

Spectrum Business™ Internet

Security Suite 0.00

Domain Name 0.00

Vanity Email 0.00

Spectrum Business Internet Gig 180.00

Promotional Discount -90.00

Your promotional price will expire on 06/23/28

Wireless Internet Backup 20.00

\$110.00

Spectrum Business™ Internet Total \$110.00

Spectrum Business™ Voice

Spectrum Business Voice 50.00

Promotional Discount -30.00

Your promotional price will expire on 06/23/28

\$20.00

Phone number (813) 355-3390

Spectrum Business™ Voice Continued**\$0.00**

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$20.00

Other Charges

Payment Processing 5.00

Other Charges Total \$5.00

One-Time Charges

Installation 06/24 198.00

Installation Discount 06/24-07/23 -198.00

Wireless Internet Backup 06/24 0.00

Installation

One-Time Charges Total \$0.00

Taxes, Fees and Charges

Communications Services Tax 3.96

Taxes, Fees and Charges Total \$3.96

Current Charges \$178.96

Total Due by 07/11/25 \$178.96

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Continued on the next page....

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Simplify your life with Auto Pay!

Spend less time paying your bill
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment

(My Account login required)

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.





INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

153058

DATE

7/1/2025

BILL TO

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

CUSTOMER ID

C2409

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: July 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#

154279

CUSTOMER ID

C2409

PO#

INVOICE

DATE

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

BILL TO

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

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
WO #WOCO05232025 \$430 / #WOCO06032025 \$814	1	Ea	1,244.00		1,244.00
B/W Copies	18	Ea	0.15		2.70
Postage	6	Ea	0.69		4.14
Subtotal					1,250.84

Subtotal	\$1,250.84
-----------------	------------

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

Total Due	\$1,250.84
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Please include the Customer ID and the Invoice Number on your form of payment.

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.: 2025-899
Terms: Net 30
Invoice date: 07/04/2025
Due date: 08/03/2025

Technician: Joey
PO#: Lay Flat Discharge Hose

#	Date	Product or service	Description	Qty	Rate	Amount
1.		MISC PRODUCTS	100' Lay Flat Discharge Hose	1	\$153.09	\$153.09

Total \$153.09

Ways to pay



View and pay



TED25-0338

June 17, 2025

Cobblestone Community Development District
C/O Inframark
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607

RE: US301 (Gall Blvd.) & Cobble Creek Blvd/Blue Lagoon Drive
Work Order 1346

To whom it may concern:

Per the Pasco County Developer Signal Modifications requirements, a traffic signal inspection fee of \$600.00 is required for the above-referenced project. This fee covers the inspection of the traffic signal related components and all associated signal and pavement markings.

Please be advised that this fee must be paid in full prior to our authorization for the power company to energize the electric service. Additionally, payment of this fee is required before Pasco County will assume responsibility for the operations and maintenance of the signalized intersection and related roadway improvements.

Please make the check payable to the **Pasco County Board of County Commissioners** and remit it to the address below:

Pasco County Board of County Commissioners
c/o Traffic Operations Division
Internal Services Building
7536 State Street, Room 138
New Port Richey, FL 34654

If you have any questions, please do not hesitate to contact our office.

Sincerely,
PASCO COUNTY

Venkat Vattikuti
Traffic Operations Manager

VRV/mmd

TRAFFIC OPERATIONS DIVISION

727.847.8139 | Internal Services Building | 7536 State Street, Rm 138 | New Port Richey, FL 34654



Pay on line at www.piperfire.com

INVOICE

138122

REMIT TO: 13075 US HWY 19 N
Clearwater, FL 33764
Phone: (800) 327-7604

Sarasota Location:
1595 Barber Rd
Sarasota, FL 34240

BILL TO		SITE			
Customer No:	COB0964	SiteNo:	177518174	Date:	07/02/2025
Company:	Cobblestone CDD - Billing	Company:	Cobblestone CDD	Sales Rep:	Brianna Marx
Address:	2005 Pan Am Circle Ste 300	Address:	3212 Gall Blvd	Terms:	NET 30
	Tampa, FL 33607		Zephyrhills, FL 33541	Due Date:	08/14/2025
Contact:	Jamie Guiffre	Contact:	Bryan Radcliffe	Call No:	230394
				P.O. No:	TBD

PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
3-ITAG1LFR	AE1 Annual Exting Inspect Loc Flat Rate	1.00	\$130.00	\$130.00
101402	Electronic Documentation Fee	1.00	\$24.25	\$24.25

COMMENTS	
Call Details: Annual Fire Extinguisher Inspection	Subtotal: \$154.25
	Tax: \$10.80
	Total: \$165.05
Solution: Completed annual fire extinguisher inspection.	Paid Amount: \$0.00
	Balance: \$165.05

Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses included by Piper for collection of any past due amounts owed by customer, including attorney's fees.

Thank you for the opportunity to serve and being a valued customer! We appreciate your business and look forward to serving you again.

13075 US Highway 19 N
Clearwater, FL 33764
STATEWIDE (800) 327-7604
WWW.PIPERFIRE.COM



FIRE EXTINGUISHERS
EMERGENCY LIGHTS
EXIT LIGHTS

FIRE EXTINGUISHER SERIAL SHEET

Date: 7/2/2025 I# : _____ Work Order #: 230394
Project: Cobblestone Inspector: John Sage
Address: 3213 Gall Blvd City: Zephyrhills State: FL Zip: 33541

No.	LOCATION	SERIAL No.	TYPE	DUE	No.	LOCATION	SERIAL No.	TYPE	DUE
1	Clubhouse entrance	I-27441404	10lb	30R	26				
2					27				
3					28				
4					29				
5					30				
6					31				
7					32				
8					33				
9					34				
10					35				
11					36				
12					37				
13					38				
14					39				
15					40				
16					41				
17					42				
18					43				
19					44				
20					45				
21					46				
22					47				
23					48				
24					49				
25					50				

Notes: _____

TOTAL CERTIFICATIONS: 1 TOTAL HYDRO-TEST: 0
TOTAL RECHARGES: 0 TOTAL NEW: 0

R= 6 year maintenance and Recharge

H= 12 year Maintenance and Hydrostatic Test

N=New



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

600626

Date

7/24/2025

Customer Number

W4C5595

Terms

Net 30

Total Due:\$7,001.27

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

7/24/2025

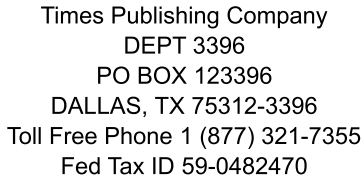
Terms

Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
Install Digital Surveillance System	1.00	\$7,001.27	\$7,001.27
Subtotal:			\$7,001.27
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
7/24/2025	600626	Installation	\$7,001.27	\$7,001.27

Online Date 7/16/25 Invoice for the remaining 50% of installation



vertising Run Dates	Advertiser Name	
7/13/25-7/20/25	COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account
7/20/2025	Deirdre Bonett	TB320362
Total Amount Due	Invoice Number	
\$331.00	45998-071325	

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/13/25	7/20/25	45998	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Hearing Affidavit Fee	4	1.00x49.00 L	\$329.00 \$2.00

Advertising Run Dates	A vertiser Name	
7/13/25-7/20/25	COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account
7/20/2025	Deirdre Bonett	TB320362
Total Amount Due	Invoice Number	
\$331.00	45998-071325	

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Hearing was published in said newspaper by print in the issues of 07/13/25, 07/20/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

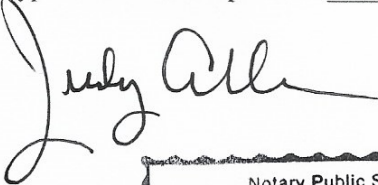
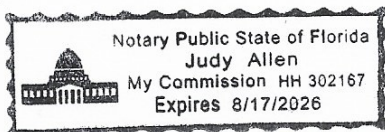
Signature of Affiant

Sworn to and subscribed before me this 07/20/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____


**Notice of Public Hearing and Board of Supervisors Meeting of the Cobblestone Community Development District**

The Board of Supervisors (the "Board") of the Cobblestone Community Development District (the "District") will hold a public hearing and a meeting on July 30, 2025, at 10:00 a.m. at the Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at bryan.radcliff@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Bryan Radcliff
District Manager
7/13/25, 7/20/25

45998

Fifth Order of Business

5C



Cobblestone CDD

Field Inspection Report - Steadfast

Monday, August 11, 2025

Prepared For Board of Supervisors

14 Items Identified

Paul Young

District Field Inspector

Green - Completed

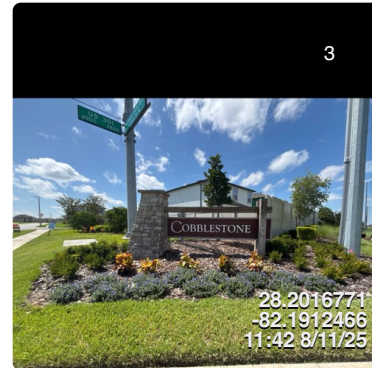
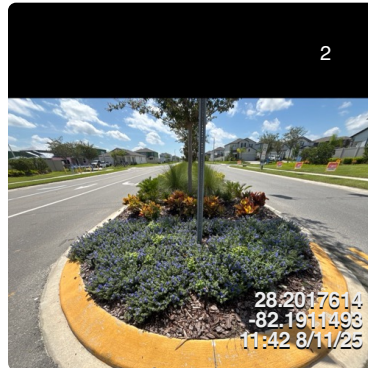
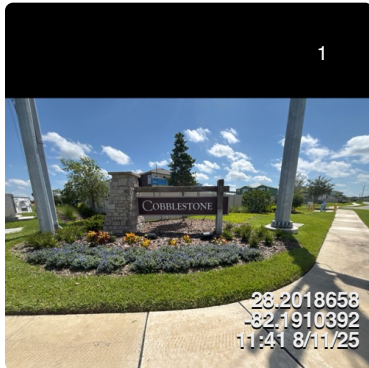
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Cobblestone Entrance

Assigned To: Steadfast

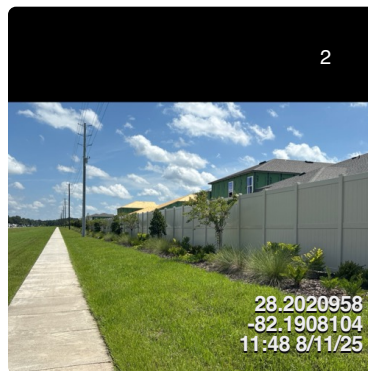
- 1). North sign is well maintained.
- 2). Maintain weed control in center median.
- 3). South sign is well maintained.



Item 2 - US 301 Landscape Beds

Assigned To: Steadfast

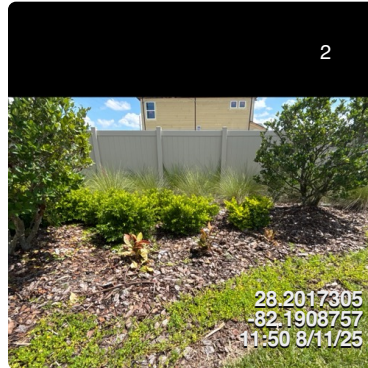
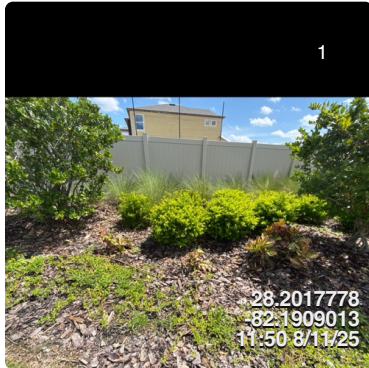
- 1). South beds are well maintained.
- 2). North beds are well maintained.



Item 3 - Petra Croton Install

Assigned To: Steadfast

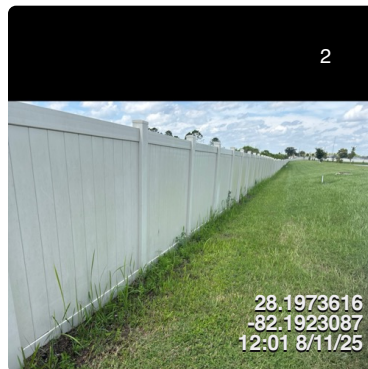
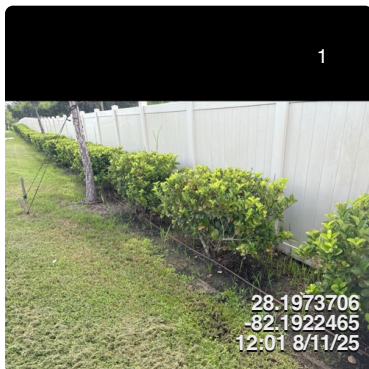
- 1). North entrance Petra Crotons - **struggling.**
- 2). North entrance Petra Crotons - **struggling.**
- 3). **South entrance beds - remove weeds.**



Item 4 - South Fenceline

Assigned To: Steadfast

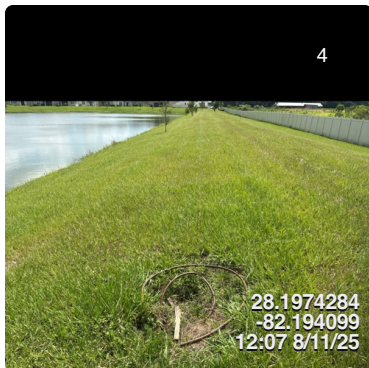
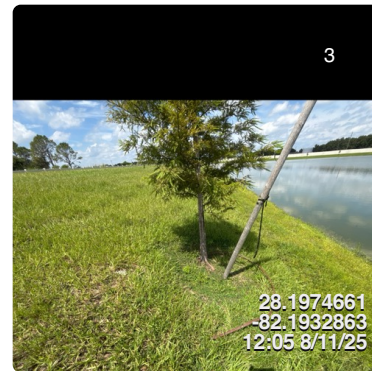
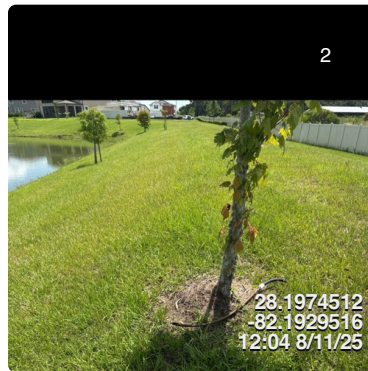
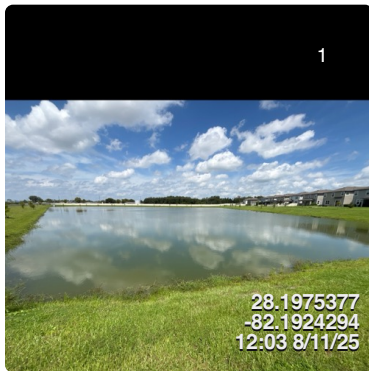
- 1). **String whip and spray pencil grass.**
- 2). **Spray fencing.**



Item 5 - SW-1 Pond

Assigned To: Steadfast

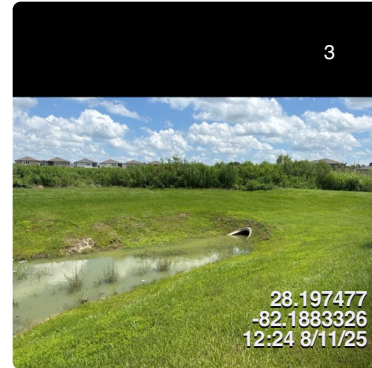
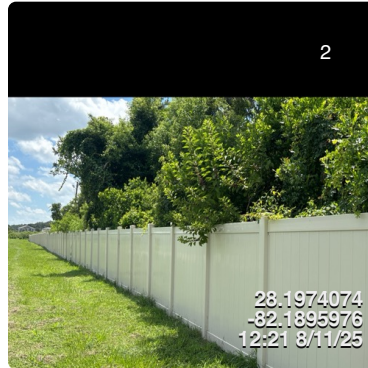
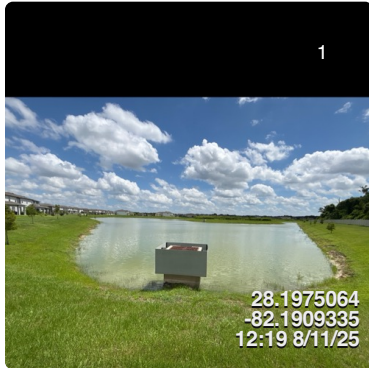
- 1). Pond 1 is clear of algae.
- 2). Irrigation drip line needs repair.
- 3). Irrigation manager notified of issues.
- 4). Irrigation technician on-site 8/11/25.
- 5). Overflow control drain clear of debris.
- 6). Pond 1 drain pipe clear of debris.



Item 6 - SW2 Pond

Assigned To: Steadfast

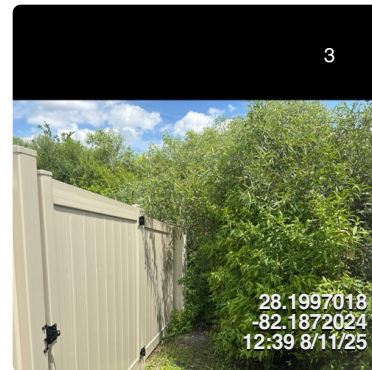
- 1). SW2 Overflow structure is clear of debris.
- 2). Cut back all encroachments along CDD fencing.
- 3). Drain pipe is clear of debris.



Item 7 - Pasco Lift Station 1-651

Assigned To: Steadfast

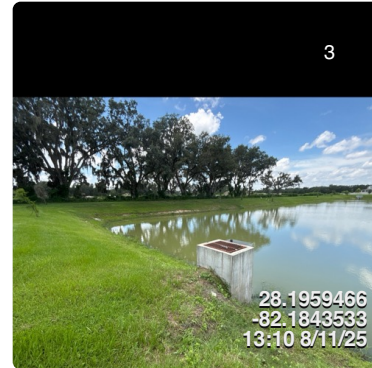
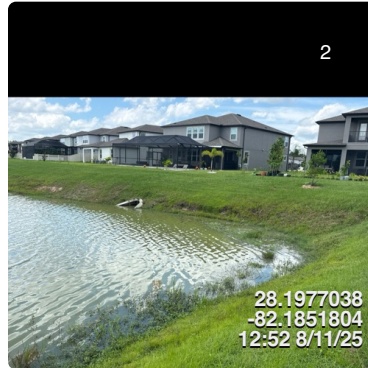
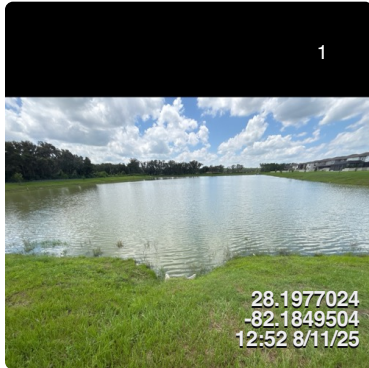
- 1). Sidewalks and sod well maintained.
- 2). Buffer behind lift station accessible.
- 3). Schedule regular maintenance cut backs along previously approved work order -encroachment.



Item 8 - SW3 Pond Shale Stone Court

Assigned To: Steadfast

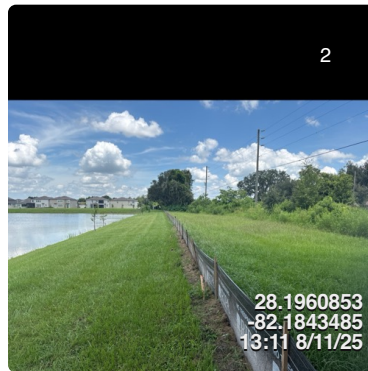
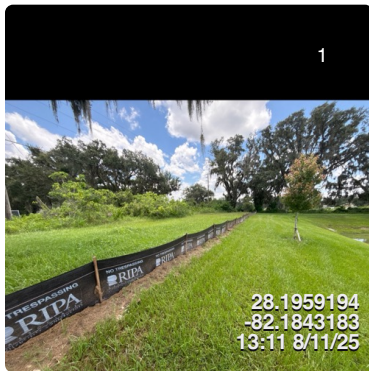
- 1). Pond 3 is clear of algae.
- 2). Control flow drains are clear of debris.
- 3). Overflow drains are clear of debris.



Item 9 - Construction fence installed

Assigned To: District

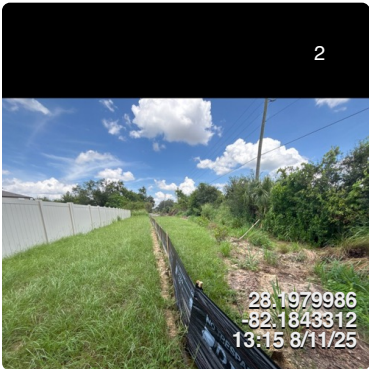
Construction fencing installed along phase 3 development.



Item 10 - Irrigation Damaged Phase 3

Assigned To: Steadfast Irrigation

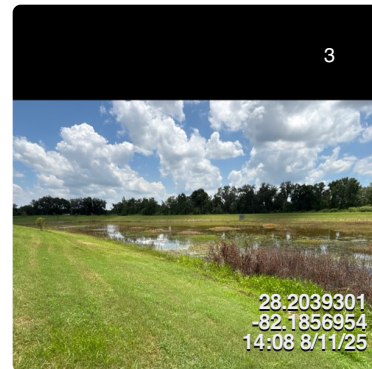
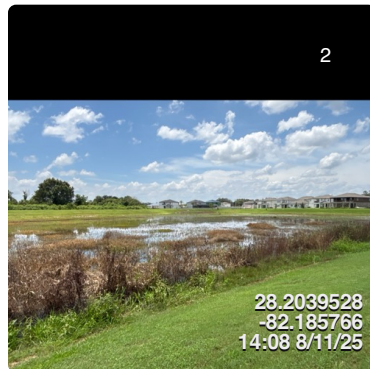
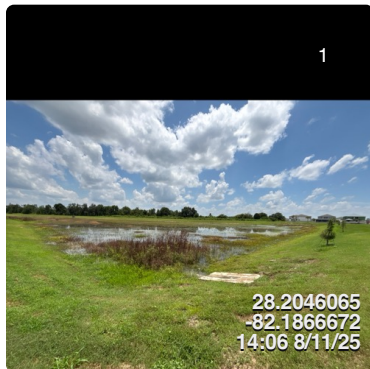
Pond 3 - Shale Stone Court, steadfast notified on 8/11/25 that construction has commenced for phase 3 and landscape/irrigation damages have occurred.



Item 11 - SW4 Fall Harvest Drive

Assigned To: [Horner Environmental](#)

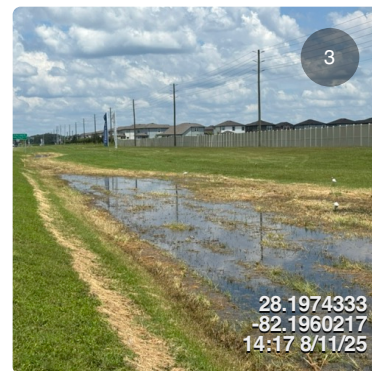
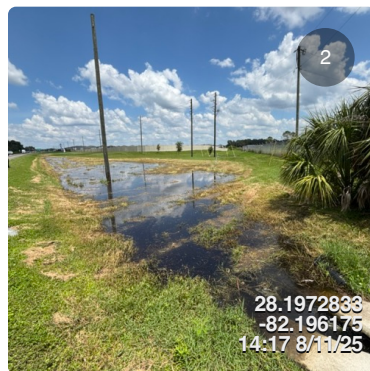
SW4 - Pond 4 showing vegetation is dying off from recent treatments.



Item 12 - US301 Frontage Sod

Assigned To: [Steadfast](#)

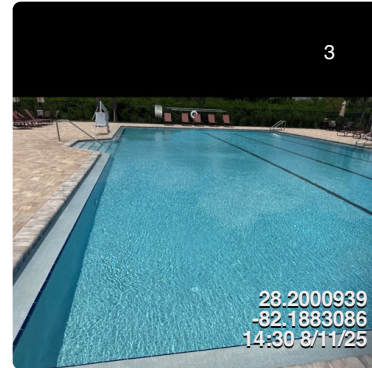
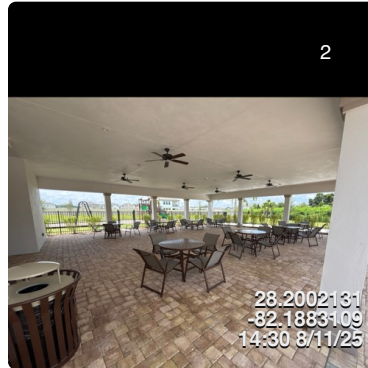
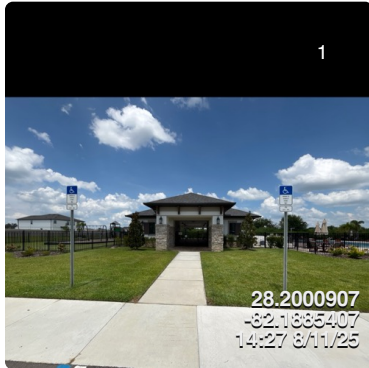
- 1). North 301 frontage sod is well maintained.
- 2). South 301 frontage has stagnant water pools.
- 3). South 301 frontage sod well maintained.



Item 13 - Amenity Center Pool

Assigned To: Cooper Pools

- 1). Amenity Center is clean and organized, bathrooms operational.
- 2). Pool furniture is intact.
- 3). Pool is clear and blue.



Item 14 - Amenity Landscape

Assigned To: Steadfast

- 1). **Replace dead plant.**
- 2). Playground is well maintained.
- 3). **Investigate struggling plants - Irrigation.**

