

**COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

DECEMBER 18, 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
Jere L. Earlywine, District Counsel
Tonja Stewart, District Engineer
Paul Young, Inframark Field Services
Chris Wallen, Steadfast Landscape
Jason Combee, Steadfast Landscape
Nancy Hix, Accountant II

Regular Meeting Agenda Thursday, December 18, 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. Audience Comments – Three- (3) Minute Time Limit****3. Accountant Summary****4. Business Items**

A. Discussion of Pond 3 Washouts.....	Page 4
1. Inframark Pond 3 Photos	
B. Consideration of Washout Repair Proposals.....	Page 16
1. Map of Washouts	
2. Consideration of CLS Pond 3 Washout Repair Proposal #422	
3. Consideration of CLS Pond 3 Washout Repair; 2770 Sunny Pebble Loop Proposal # 423	
4. Consideration of CLS Pond 3; Slope Erosion Repair Proposal #424	
5. Consideration of Crosscreek Environmental Proposal	
a. Cobblestone CDD Aerial	
b. B.E.S.T. Installation	
c. B.E.S.T. Restoration Before & After	

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. Consideration of Arbitrage Rebate Counselors, LLC Proposals.....	Page 31
1. Arbitrage Rebate Counselors, LLC - Proposal for Bond Series 2022 Annual Arbitrage Calculation	
2. Arbitrage Rebate Counselors, LLC - Proposal for Bond Series 2024 Annual Arbitrage Calculation	
3. Arbitrage Rebate Counselors, LLC - Proposal for Bond Series 2025 Annual Arbitrage Calculation	
D. Consideration of Inframark Revised Pressure Washing Proposal.....	Page 34
E. Ratification of Earth Tech Compaction Grounding Agreement.....	Page 37
F. Discussion of Meeting Location Change.....	Page 57
G. Consideration of Resolution 2026-02; Removing of the Assistant Treasurer.....	Page 58

5. Consent Agenda

A. Approval of Meeting Minutes.....	Page 59
1. October 22, 2025 Regular Meeting Minutes	
2. November 17, 2025 Regular Meeting Minutes	
B. Acceptance of Financials.....	Page 67
1. October 2025	
C. Acceptance of the Check Registers.....	Page 83
1. October 2025	
D. Consideration of Operations and Maintenance Report.....	Page 84
1. October 2025	

6. Staff Reports

A. Field Inspection Report.....	Page 136
1. December Field Inspection Report	
B. Aquatics Report.....	Page 153
1. Horner Environmental Professionals Aquatic Maintenance November Service Report	
C. District Counsel	
D. District Engineer	
E District Manager	

7. Supervisor Requests**8. Audience Comments – Three- (3) Minute Time Limit****9. Adjournment**

The next meeting is scheduled for Wednesday, January 28, 2026 at 10:00 a.m.

June 3rd 2025



July 11th 2025



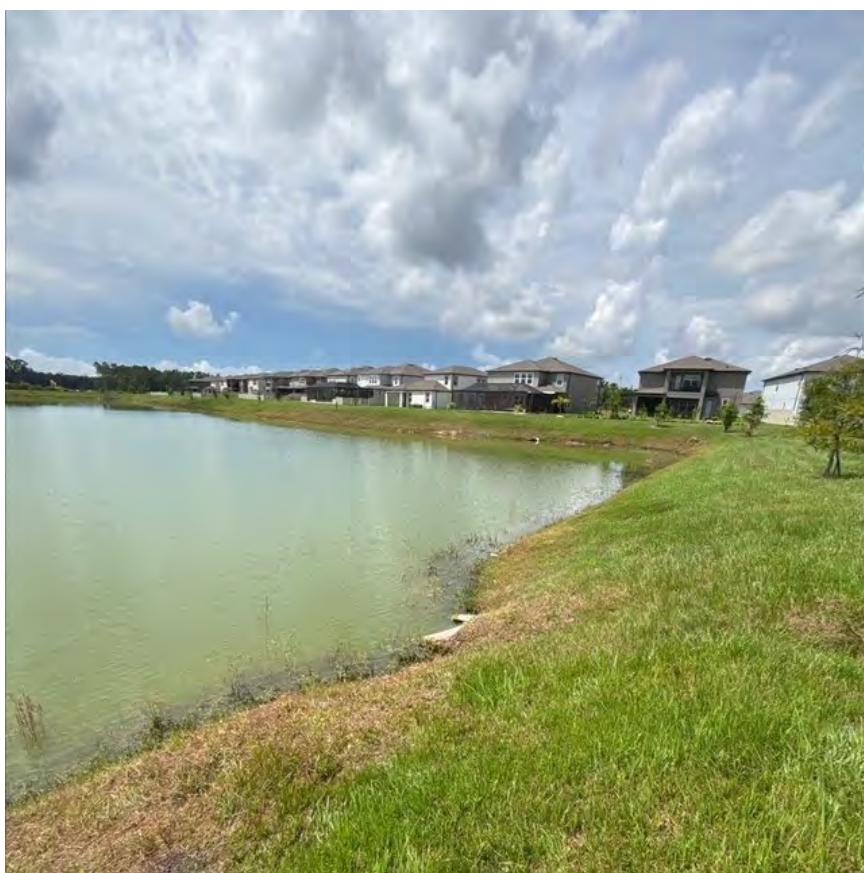
July 11th



September 8



September 8th



October 14th



October 14th



October 6th



August 11th



June 9th 2025



June 9th



June 9th







Consolidated Land Services, Inc.

Estimate

Date	Estimate #
11/12/2025	00000422

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Name / Address
Cobblestone CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project				
Pond 3 Washout				
Description	Qty	U/M	Rate	Total
Washout – Pond 3 Washout; MES Structure Repair	1	ea	7,762.12	7,762.12
Recommended Material: High Strength Geogrid Flexamat with Earth Anchoring System and Rip Rap				
Project Location: Pond 3, behind 38190 Shale Stone Ct.				
CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap. CLS, Inc., will fortify the MES structure by mortaring the joint between the MES Structure and Hard Armoring System to repair and add stability to the structure in order to reinforce, and increase the longevity of the MES structure to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.				
1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 5. Mortar joint between MES structure and Hard Armoring System 6. Re-vegetate with Sod 7. De-mobilize				

Initial:

Continued on next page...



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
11/12/2025	00000422

Name / Address
Cobblestone CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project	
Pond 3 Washout	

Description	Qty	U/M	Rate	Total
*Track mat systems will be utilized to minimize disturbances to access points and work areas.				
*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.				
*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.				
*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.				
*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.				
*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.				

Approved by:	Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.	
	Total	\$7,762.12



Consolidated Land Services, Inc.

Estimate

Date	Estimate #
11/12/2025	00000423

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Name / Address
Cobblestone CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project	
Pond 3 Washout; 2770 Sunny Pebble Lp	

Description	Qty	U/M	Rate	Total
Washout – Pond 3 Washout; MES Structure Repair	1	ea	8,087.12	8,087.12
Recommended Material: High Strength Geogrid Flexamat with Earth Anchoring System and Rip Rap				
Project Location: Pond 3, behind 2770 Sunny Pebble Lp.				
<p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap. CLS, Inc., will fortify the MES structure by mortaring the joint between the MES Structure and Hard Armoring System to repair and add stability to the structure in order to reinforce, and increase the longevity of the MES structure to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <ol style="list-style-type: none"> 1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 5. Mortar joint between MES structure and Hard Armoring System 6. Re-vegetate with Sod 7. De-mobilize 				

Initial:

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Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
11/12/2025	00000423

Name / Address
Cobblestone CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Pond 3 Washout; 2770 Sunny Pebble Lp

Description	Qty	U/M	Rate	Total
*Track mat systems will be utilized to minimize disturbances to access points and work areas.				
*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.				
*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.				
*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.				
*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.				
*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.				

Approved by:	<i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i>		
	Total		\$8,087.12



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
11/12/2025	00000424

Name / Address
Cobblestone CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Pond 3; Slope Erosion Repair

Description	Qty	U/M	Rate	Total
Project: Pond 3; Slope Erosion	1	ea	26,300.85	26,300.85
Project Location: approx. location between 38188 Shale Stone Ct. to 2758 Sunny Pebble Lp.				
Project Material: High Strength Geogrid Flexamat (Hard) Armoring system and Type C350 Turf Reinforcement Mat				
Total LF: approx. 330LF				
<p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by excavating to re-grade, backfill, compact and re-stabilize eroded slope in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system for an approx. 80LF around corner of bank, and then install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System for an approx. 250LF to run along slope bank of pond with Earth Anchoring System, Trenches and Toe-In to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <ol style="list-style-type: none"> 1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-In 4. Re-vegetate with Sod 5. De-mobilize 				
<p>*CLS, Inc. uses Erosion Turf Reinforcement Mat, Type C350 which meets Type 5A, B and C specifications requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.18.</p>				

Initial:

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Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
11/12/2025	00000424

Name / Address
Cobblestone CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Pond 3; Slope Erosion Repair

Description	Qty	U/M	Rate	Total
*Track mat systems will be utilized to minimize disturbances to access points and work areas.				
*Access points will be identified by Project Owner. CLS, Inc. is not responsible for damages to sidewalks, asphalt, parking lot, lay down areas or access points. In the event damage occurs, and request for repairs are made, CLS, Inc. may provide change order.				
*Access areas are considered common areas, and are not included in this estimate. If customer would like access areas restored and/or revegetated a proposal may be provided upon request.				
*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.				
*One (1) year Manufacturing Warranty applies to all product material. Warranty does not cover labor, normal wear and tear, harsh Florida weather conditions, force majeure, including, but not limited to, abuse, misuse, mishandling, neglect or improper alterations.				
*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.				

Approved by:	<i>Estimate Valid for 30 Days.</i> <i>CLS, Inc. Provides Competition Sensitive Pricing.</i>		
	Total		\$26,300.85



Crosscreek Environmental Inc.

Estimate

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Date	Estimate #
12/10/2025	14371

Name / Address

Cobblestone CDD
Stantec
Tyson Waag
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Cobblestone CDD Shoreline Restoration	375	88.00	33,000.00
<p>Supply and installation of all labor, equipment, and materials needed to install B.E.S.T. (Bank Erosion Stabilization Technology) 7' FW404 woven geotextile tube and FDOT Ditch Lining Rip Rap (Limestone 4" - 12") to repair and control erosion along a 375 foot portion of one pond. B.E.S.T. installation will include following scope of work:</p> <ul style="list-style-type: none"> * Prep work of lake bank for installation of B.E.S.T. geotextile tube. * Grading of repaired area to match existing slope. * Installation of Coconut Coir Turf Reinforcement Mat prior to sod * Installation of Bahia sod to stabilize and repair any area disturbed by installation of B.E.S.T. geotextile tube. * Extending of corrugated drain pipes within work area to waters edge (if needed). * Rip rap will be installed on the northern portion of the pond as shown on the attached aerial in three locations. Two rip rap collars and splash pads will be installed around the existing Flared End Sections. The rip rap collars will extend at least 24 inches on each side and on top of the FESs. The splash pads will extend at least 24 inches on each side and extend out 48 inches towards the water. The northwest corner of the pond will have rip rap installed from the pond bottom to the top of bank to prevent future erosion from overland flow. Woven geotextile will be installed prior to adding the rip rap. <p>*Lifetime warranty if Crosscreek Environmental is the onsite Aquatic Management Vendor. Five year standard warranty. Warranty does not include sod. Warranty does not cover damaged caused by point sources (Gutter downspouts, pool drains, yard drains, roof runoff, irrigation, etc.)</p>			
<p>30% deposit due prior to commencement of work. Amount to be deducted from final invoice.</p> <p>**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.</p>			
Please sign and return if accepted:		Total	\$33,000.00

** All warranties exclude acts of God.

Phone # (941) 479-7811 Fax # (941) 479-7812

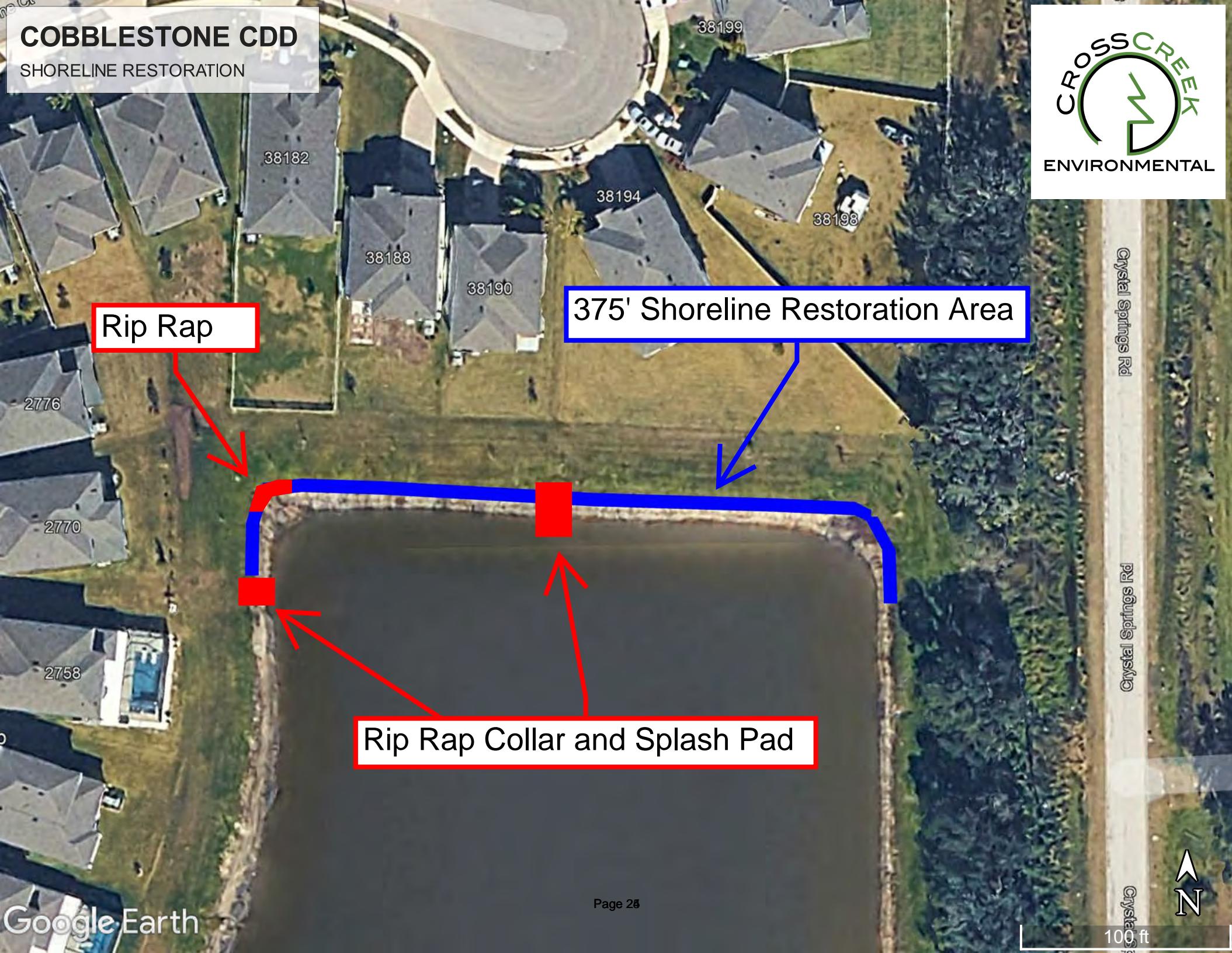
** There is a 3.5% fee for all payments made via credit card. **Page 28**

www.crosscreekenvironmental.com

** All contracts over \$10,000.00 will receive a notice to owner (NTO).

COBBLESTONE CDD

SHORELINE RESTORATION



B.E.S.T. INSTALLATION



Lower woven B.E.S.T. Tube with "sacrificial"
Non-Woven B.E.S.T. Tube



Non-Woven B.E.S.T Tube splayed open prior to hand grading



Final hand graded shoreline prior to Coconut Coir
TRM and/or Sod



Coconut Coir TRM (If used) prior to sod



B.E.S.T. RESTORATION BEFORE AND AFTER



BEFORE



AFTER





B.E.S.T. RESTORATION BEFORE AND AFTER



BEFORE



AFTER



Arbitrage Rebate Counselors, LLC
Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Cobblestone Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Cobblestone CDD – Special Assessment Revenue Bonds, Series 2022-1 and Series 2022-2 (collectively, the “2022 Series”)

Dear Cobblestone Community Development District:

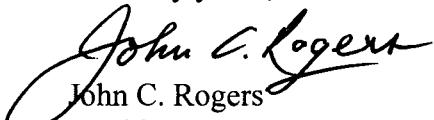
Arbitrage Rebate Counselors hereby contracts with Cobblestone Community Development District to provide annual arbitrage calculations for the above-referenced 2022 Series.

The annual arbitrage calculations for the 2024 Series will cover the one-year period April 1, 2022 to April 1, 2023, and each successive one-year period thereafter ending on April 1st.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2022 Series is \$400.00. Cobblestone CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC
Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Cobblestone Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Cobblestone CDD – \$2,590,000 Special Assessment Revenue Bonds (Assessment Area Three), Series 2024 (the “2024 Series”)

Dear Cobblestone Community Development District:

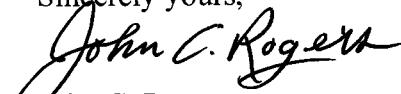
Arbitrage Rebate Counselors hereby contracts with Cobblestone Community Development District to provide annual arbitrage calculations for the above-referenced 2024 Series.

The annual arbitrage calculations for the 2024 Series will cover the one-year period April 30, 2024 to April 30, 2025, and each successive one-year period thereafter ending on April 30th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2024 Series is \$400.00. Cobblestone CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Cobblestone Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Cobblestone CDD – \$3,950,000 Special Assessment Revenue Bonds (Assessment Area Four), Series 2025 (the “2025 Series”)

Dear Cobblestone Community Development District:

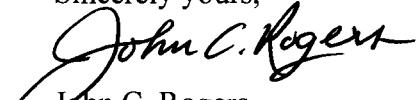
Arbitrage Rebate Counselors hereby contracts with Cobblestone Community Development District to provide annual arbitrage calculations for the above-referenced 2025 Series.

The annual arbitrage calculations for the 2025 Series will cover the one-year period October 24, 2025 to October 24, 2026, and each successive one-year period thereafter ending on October 24th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2025 Series is \$400.00. Cobblestone CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com



Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 12/11/2025
Work Order #101-003-3-25
Customer ID: Cobblestone CDD

Phone: 656-247-3501

Quotation valid until 11/30/2025

Prepared by: **Nate Montagna**

Description	Unit Price	Quantity	Amount
Pressure washing Cobblestone entrance sidewalks	\$0.20	2,900sqft	\$580.00
Pressure washing cobblestone entrance median (one time)	\$0.20	1000sqft	\$200.00
Pressure washing amenity center sidewalks not pool pavers	\$0.20	5,438sqft	\$1,087.60
Gutters	\$0.20	1,296sqft	\$272.16
All ADA Ramps	\$125.00	\$125.00	\$125.00
All other CDD Sidewalks	\$0.20	11,664sqft	\$2,332.8
Total	Labor and Materials		\$4,597.56

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel Montagna at nmontagna@Inframark.com

By: _____
Nathaniel Montagna

By: _____

Date: 09/30/25

Date: _____

Inframark

Cobblestone CDD



— Contract
— One time



**AGREEMENT FOR
COMPACTION GROUTING SERVICES
COBBLESTONE – PHASE 2**

THIS AGREEMENT ("Agreement") is made, and entered into, by and between:

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and with a mailing address of c/o Inframark, 2005 Pan Am Circle, Tampa, Florida 33607 ("District"), and

EARTH TECH (DE), LLC, a Delaware limited liability company, with a mailing address of 3810 North Dale Boulevard, Suite 210, Tampa, Florida 33624 ("Contractor").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190 of the *Florida Statutes*; and

WHEREAS, the District owns, operates and maintains various stormwater improvements ("Facilities") within the District's boundaries; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide compaction grouting services for a limited site at the Facilities, as outlined in **Exhibit A** ("Services"); and

WHEREAS, Contractor represents and warrants that it is qualified to provide such Services and desires to enter into an agreement with the District to provide the Services in accordance with the terms and specifications in this Agreement and **Exhibit A**.

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

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. SERVICES. The Contractor agrees to provide the Services outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the services: (i) using its reasonable skill and judgment and in accordance with generally accepted professional standards for compaction grouting services, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, ~~permits and approvals (including any permits and approvals relating to water rights)~~, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor represents that the Services are sufficient to ensure that the Facilities are being operated in a manner consistent with applicable permits and approvals, if any. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. This Agreement grants to Contractor the right to enter the District property that is the subject of this Agreement, and for those purposes described in this Agreement.

Additional Work. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

3. TERM. Contractor shall complete the Services within sixty (60) days after full execution of this Agreement.

4. COMPENSATION; PAYMENT. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**, provided that such amounts are reasonable and supported by adequate documentation. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment

Act, Section 218.70 et seq. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District. The District may withhold payment for any disputed charges pending resolution of the dispute, provided the District notifies Contractor in writing of the specific basis for the dispute within twenty (20) days of receipt of the invoice.

5. CARE OF DISTRICT PROPERTY. Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within a reasonable time period, not to exceed seventy-two (72) hours for non-emergency repairs, or within twenty-four (24) hours for emergency repairs that pose a safety hazard or risk of further property damage. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. COMPLIANCE WITH LAW. In providing the Services, Contractor shall comply with all applicable laws, rules, and regulations, including but not limited to all orders or requirements affecting the District property placed thereon by any governmental authority having jurisdiction.

7. PERMITS AND LICENSES. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

8. ACCIDENTS/CLAIMS. Contractor shall promptly and in no event within more than seventy-two (72) hours provide a written report as to all accidents, injuries or claims for damage relating to the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the District's Board of Supervisors ("Board") expressly directs Contractor otherwise, in writing.

9. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

10. TERMINATION. The District shall have the right to terminate this Agreement immediately upon written notice, with or without cause. Contractor shall have the right to terminate this Agreement upon ten (10) days' written notice to the District. In the event of termination, Contractor's sole remedy shall be to recover the balance of money due and owing to it at the effective date of termination for the work actually performed up to that date, subject to any off-sets the District might have against Contractor.

11. INSURANCE. Contractor shall maintain throughout the term of this Agreement the insurance listed in **Exhibit B**. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

12. INDEMNIFICATION. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, caused wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto, but only to the extent caused by the negligent acts, errors, omissions, or intentional misconduct of Contractor, its subcontractors, employees, or agents. Additionally, Contractor shall indemnify the District only for that portion of any claims, damages, losses, or expenses that are attributable to the negligent acts, errors, omissions, or intentional misconduct of Contractor, its subcontractors, employees, or agents, in accordance with principles of comparative fault under Florida law. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute. Obligations under this section shall include the payment of all settlements (provided Contractor has consented to such settlement, which consent shall not be unreasonably withheld), judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest accrued against the District, all as actually incurred and to the extent arising from Contractor's negligent acts, errors, omissions, or intentional misconduct. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement.

13. DEFAULT; THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

14. ATTORNEY'S FEES. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

15. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties hereto relating to the subject matter of this Agreement.

16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties hereto.

17. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, at the addresses first listed above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

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

19. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

20. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in the County in which the District is located.

21. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is the District's Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119,
FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS**

RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, C/O INFRAMARK, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607, 813-873-7300 (PHONE); BRYAN.RADCLIFF@INFRAMARK.COM (EMAIL).

22. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

23. HEADINGS. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

24. NEGOTIATIONS AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

25. LIMITATIONS ON LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

26. SCRUTINIZED COMPANIES. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

27. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

28. CONFLICTS. In the event that there are any conflicts between the terms of this Agreement and its exhibits, the terms of this Agreement shall control.

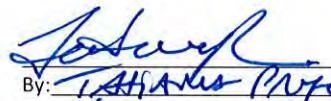
29. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this Agreement.

30. E-SIGNATURE; COUNTERPARTS. This Agreement may be executed by electronic signature, and in any number of counterparts; however, all such counterparts together shall constitute but one and the same instrument.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT


By: Richard Murphy
Its: Chairman.
Date: 12/15/25

EARTH TECH (DE), LLC


Cory
Halligan
By: _____
Its: Project Manager
Date: 12/9/2025

Digitally signed by Cory Halligan
DN: cn=Cory Halligan, o=US, o=Earth
Tech (DE) LLC
email:cory.halligan@menardusa.com
Date 2025.12.09 10:47:24 -05'00'

Exhibit A: Scope of Services

Exhibit B: Insurance Certificate with Endorsements

EXHIBIT A: SCOPE OF SERVICES

Earth Tech, LLC is pleased to provide this proposal for compaction grouting services. The work shall be in accordance with the geotechnical report completed by Mortensen Engineering Inc., dated October 23, 2025.

Work will consist of the installation of grout casing and the placement of grout. Unit pricing has been provided for a mobilization, linear foot of casing installed, and cubic yard of grout delivered to the project.

SCOPE OF WORK

1. All labor, supervision, and equipment necessary to perform the Compaction Grouting program.
2. A grout material that will attain compressive strengths greater than 800 psi in 28 days.
3. Continuous monitoring of grout injection pressures and surface elevations near the injection location.
4. Documentation of injection depth and grout quantities.

DRILLING & GROUTING PROGRAM

Rotary drilling equipment will be utilized to advance flush joint steel casing down to competent bearing material. This casing will then be used as the grout injection pipe.

Grouting will be performed using a positive displacement pump, capable of generating injection pressures necessary to displace soft material and fill voids. The proposed grout mix will attain 28-day compressive strengths in the range of 800+ PSI. Grout pressures will be monitored at the point of injection and surface movement will be monitored using a survey level and multiple observation points to detect and measure potential movement.

SITE SAFETY

Earth Tech will maintain a formal Safety Policy and Drug Free Workplace Policy on each jobsite. At a Minimum, the project superintendent is trained in both standard First Aid and CPR. Regular Safety Meetings will be held throughout the project.



PRICING SCHEDULE - Base Bid (3) Total Injection Points - approximately (1) week to complete. We will plan on working dayshift, 10 - 12 hours per day, 5 days per week.

Item	Est Qty	Unit	\$/Unit	Extension
<u>Mobilization</u>	1	LS	\$ 5,500	\$5,500
<u>Grout Injection Pipe Installation</u> - Estimated average depth of 35' - Minimum charge of 105 LF	105	LF	\$ 19	\$1,995
<u>Grout Delivered</u> - Estimated at 15 CY's per injection - Minimum charge of 45 CY's	45	CY	\$ 290	\$13,050
<u>Delay or Standby Rate¹</u>		Hour	\$ 500	
Total Estimated Price				\$20,545

Due to the nature of this work, and the unknown quantities of material required to complete the project, we have presented a unit price quotation. The actual quantities required will be used to invoice the project and adjust the contract value.

NOTE: All Services shall be coordinated by the District's Geotechnical Engineer MEI.



EXCLUSIONS Items that are not included in our scope of work and *may* need to be provided at no additional cost:

1. Excavation, Shoring, formal grouting plan, **Layout of injection points**, and As-builts Drawings.
2. Preparation of a level compacted **working pad** that is well-drained, stable, and reasonably flat with unobstructed access to all work areas by standard concrete mixer trucks moving under their own power.
3. All engineering, 3rd party monitoring, Post SPT/CPT, and load or **materials testing** that may be required.
4. An adequate **water supply** (± 25 gpm) within 300 feet of each work area.
5. Any **permits** or fees that may be required.
6. Any **silt fence** or other erosion and surface water control that may be required.
7. Locating and responsibility for all **underground and under slab utilities**, piping, wiring plumbing or any other subsurface items that were not clearly marked on the surface before drilling and any utility damage that may result from grout injection while completing the geotechnical engineer's grouting plan.
8. Damage to any nearby wells or water equipment, including neighboring properties.
9. Any pavement, curb, sidewalk, or **landscaping repairs** that may be required.
10. Pedestrian safety or **traffic control**.
11. Payment and Performance **Bonding** not included, but available at 1% rate.
12. Withholding of **Retainage**.
13. **Textura fees** or other construction payment management fees.
14. **Waste grout** and drill spoils haul off
15. **Final grading**, dressing and compaction of the site at the completion of our operations
16. **Street Cleaning** or tire wash station
17. handling of any contaminated and/or **hazardous substances**



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 2

DATE (MM/DD/YYYY)
12/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Midwest, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: WTW Certificate Center	
	PHONE (A/C, No, Ext): 1-877-945-7378	FAX (A/C, No): 1-888-467-2378
INSURED Earth Tech (DE), LLC 3810 Northdale Blvd Suite 210 Tampa, FL 33624	E-MAIL ADDRESS: certificates@wtwco.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Zurich American Insurance Company	NAIC # 16535
	INSURER B: XL Specialty Insurance Company	37885
	INSURER C: Indian Harbor Insurance Company	36940
	INSURER D: American Guarantee and Liability Insurance	26247
	INSURER E:	
INSURER F:		

COVERAGES

CERTIFICATE NUMBER: W42364252

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY			GLO0184640-10	10/01/2025	10/01/2026	EACH OCCURRENCE	\$ 5,000,000
	CLAIMS-MADE	<input checked="" type="checkbox"/>	OCCUR				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 15,000
							PERSONAL & ADV INJURY	\$ 5,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 10,000,000
	POLICY	<input checked="" type="checkbox"/>	PRO- JECT				PRODUCTS - COMP/OP AGG	\$ 10,000,000
	OTHER:							\$
A	AUTOMOBILE LIABILITY			BAP0184641-10	10/01/2025	10/01/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 5,000,000
	ANY AUTO	<input checked="" type="checkbox"/>					BODILY INJURY (Per person)	\$
	OWNED AUTOS ONLY	<input checked="" type="checkbox"/>	SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$
	Hired AUTOS ONLY	<input checked="" type="checkbox"/>	NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident)	\$
								\$
B	UMBRELLA LIAB	<input checked="" type="checkbox"/>	OCCUR	US00064220LI25A	10/01/2025	10/01/2026	EACH OCCURRENCE	\$ 10,000,000
	EXCESS LIAB		CLAIMS-MADE				AGGREGATE	\$ 10,000,000
	DED		RETENTION \$					\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input checked="" type="checkbox"/>	Y/N	WC 0184642-10	10/01/2025	10/01/2026	<input checked="" type="checkbox"/> PER STATUTE	OTH-ER
	NON-PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input checked="" type="checkbox"/>	No				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
	DESCRIPTION OF OPERATIONS							
C	Professional Liability			CEO742167102	10/01/2025	10/01/2026	Each Claim Limit	\$3,000,000
							Aggregate Limit	\$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Cory Halligan CGC1536503

Job Project Location: Cobblestone CDD

Umbrella extends over the General Liability, Auto Liability and Employer's Liability.

SEE ATTACHED

CERTIFICATE HOLDER

CANCELLATION

Inframark Community Management 2005 Pan Am Circle, Suite 300 Tampa, FL 33607 United States	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Charles T. Draper</i>

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ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Willis Towers Watson Midwest, Inc.	NAMED INSURED Earth Tech (DE), LLC 3810 Northdale Blvd Suite 210 Tampa, FL 33624	
POLICY NUMBER See Page 1		
CARRIER See Page 1	NAIC CODE See Page 1	EFFECTIVE DATE: See Page 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Certificate Holder is included as Additional Insureds as respects to General Liability and Auto Liability.

General Liability and Auto Liability policies shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by Additional Insureds.

Waiver of Subrogation applies in favor of additional insured with respects to Umbrella/Excess Liability when required under written contract, General Liability, Auto Liability and Workers Compensation, as permitted by law.

Umbrella is follow-form Primary policies, including Waiver of Subrogation, Additional Insured and Primary Non-Contributory.

The following are named as Additional Insured(s): The Cobblestone Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff and representatives

INSURER AFFORDING COVERAGE: American Guarantee and Liability Insurance Company
 POLICY NUMBER: AEC 9139824-19 EFF DATE: 10/01/2025 EXP DATE: 10/01/2026

NAIC#: 26247

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Excess Liability	Per Occurrence	\$5,000,000
	Aggregate	\$5,000,000
	Prod & Comp Ops Agg	\$5,000,000

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Ashgrove Holdings, LLC

Endorsement Effective Date: 10/01/2025

SCHEDULE

Name Of Person(s) Or Organization(s):

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, EXCEPT WHERE SUCH REQUIREMENT IS PROHIBITED BY LAW

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph **A.1.** of Section **II** – Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph **D.2.** of Section **I** – Covered Autos Coverages of the Auto Dealers Coverage Form.



Blanket Notification to Others of Cancellation or Non-Renewal

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem.	Return Prem.
BAP0184641-10	10/01/2025	10/01/2026	10/01/2025	74044-000		

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial Automobile Coverage Part

- A.** If we cancel or non-renew this Coverage Part by written notice to the first Named Insured, we will mail or deliver notification that such Coverage Part has been cancelled or non-renewed to each person or organization shown in a list provided to us by the first Named Insured if you are required by written contact or written agreement to provide such notification. However, such notification will not be mailed or delivered if a conditional notice of renewal has been sent to the first Named Insured. Such list:
 - 1. Must be provided to us prior to cancellation or non-renewal;
 - 2. Must contain the names and addresses of only the persons or organizations requiring notification that such Coverage Part has been cancelled or non-renewed; and
 - 3. Must be in an electronic format that is acceptable to us.
- B.** Our notification as described in Paragraph **A.** of this endorsement will be based on the most recent list in our records as of the date the notice of cancellation or non-renewal is mailed or delivered to the first Named Insured. We will mail or deliver such notification to each person or organization shown in the list:
 - 1. Within seven days of the effective date of the notice of cancellation, if we cancel for non-payment of premium; or
 - 2. At least 30 days prior to the effective date of:
 - a. Cancellation, if cancelled for any reason other than nonpayment of premium; or
 - b. Non-renewal, but not including conditional notice of renewal.
- C.** Our mailing or delivery of notification described in Paragraphs **A.** and **B.** of this endorsement is intended as a courtesy only. Our failure to provide such mailing or delivery will not:
 - 1. Extend the Coverage Part cancellation or non-renewal date;
 - 2. Negate the cancellation or non-renewal; or
 - 3. Provide any additional insurance that would not have been provided in the absence of this endorsement.
- D.** We are not responsible for the accuracy, integrity, timeliness and validity of information contained in the list provided to us as described in Paragraphs **A.** and **B.** of this endorsement.

All other terms and conditions of this policy remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: ASHGROVE HOLDINGS, LLC

Endorsement Effective Date:

SCHEDULE

Name(s) Of Person(s) Or Organization(s):

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THIS POLICY

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**The Transfer Of Rights Of Recovery Against
Others To Us** condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
GARAGE COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

The following is added to the **Other Insurance** Condition in the Business Auto and Garage Coverage Forms and the **Other Insurance – Primary And Excess Insurance Provisions** in the Motor Carrier Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and

2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Any person or organization, other than an architect, engineer or surveyor, whom you are required to add as an additional insured under this policy under a written contract or written agreement executed prior to loss, except where such requirement is prohibited by law.	Any Location or project

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that

additional insured and included in the "products-completed operations hazard".

The insurance afforded to such additional insured only applies to the extent permitted by law.



Additional Insured – Owners, Lessees Or Contractors – Scheduled Person Or Organization

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Policy No. GLO0184640-10	Effective Date: 10/01/2025
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This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
Any person or organization, other than an architect, engineer or surveyor, whom you are required to add as an additional insured under this policy under written contract or written agreement executed prior to loss, except where such requirement is prohibited by law.	Any Location or Project

A. Section **II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule of this endorsement, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated in such Schedule.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

All other terms, conditions, provisions and exclusions of this policy remain the same.



ZURICH

Waiver Of Subrogation (Blanket) Endorsement

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer	Add'l. Prem	Return Prem.
GLO0184640-10	10/01/2025	10/01/2026				

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us Condition:**

If you are required by a written contract or agreement, which is executed before a loss, to waive your rights of recovery from others, we agree to waive our rights of recovery. This waiver of rights shall not be construed to be a waiver with respect to any other operations in which the insured has no contractual interest.

Blanket Notification to Others of Cancellation or Non-Renewal



Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
GLO 0184640-10	10/01/2025	10/01/2026		74044000	INCL	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

- A.** If we cancel or non-renew this Coverage Part by written notice to the first Named Insured, we will mail or deliver notification that such Coverage Part has been cancelled or non-renewed to each person or organization shown in a list provided to us by the first Named Insured if you are required by written contact or written agreement to provide such notification. However, such notification will not be mailed or delivered if a conditional notice of renewal has been sent to the first Named Insured. Such list:
 - 1. Must be provided to us prior to cancellation or non-renewal;
 - 2. Must contain the names and addresses of only the persons or organizations requiring notification that such Coverage Part has been cancelled or non-renewed; and
 - 3. Must be in an electronic format that is acceptable to us.
- B.** Our notification as described in Paragraph **A.** of this endorsement will be based on the most recent list in our records as of the date the notice of cancellation or non-renewal is mailed or delivered to the first Named Insured. We will mail or deliver such notification to each person or organization shown in the list:
 - 1. Within seven days of the effective date of the notice of cancellation, if we cancel for non-payment of premium; or
 - 2. At least 30 days prior to the effective date of:
 - a. Cancellation, if cancelled for any reason other than nonpayment of premium; or
 - b. Non-renewal, but not including conditional notice of renewal.
- C.** Our mailing or delivery of notification described in Paragraphs **A.** and **B.** of this endorsement is intended as a courtesy only. Our failure to provide such mailing or delivery will not:
 - 1. Extend the Coverage Part cancellation or non-renewal date;
 - 2. Negate the cancellation or non-renewal; or
 - 3. Provide any additional insurance that would not have been provided in the absence of this endorsement.
- D.** We are not responsible for the accuracy, integrity, timeliness and validity of information contained in the list provided to us as described in Paragraphs **A.** and **B.** of this endorsement.

All other terms and conditions of this policy remain unchanged.

Other Insurance Amendment – Primary And Non-Contributory



Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
GLO 0184640-10	10/01/2025	10/01/2026	10/01/2025	74044000	INCL	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: Ashgrove Holdings, LLC

Address (including ZIP Code): 45610 Woodland Rd, Ste 200, Sterling, VA 20166

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

1. The following paragraph is added to the Other Insurance Condition of Section **IV – Commercial General Liability Conditions**:

This insurance is primary insurance to and will not seek contribution from any other insurance available to an additional insured under this policy provided that:

- a. The additional insured is a Named Insured under such other insurance; and
- b. You are required by a written contract or written agreement that this insurance would be primary and would not seek contribution from any any other insurance available to the additional insured.

2. The following paragraph is added to Paragraph **4.b.** of the Other Insurance Condition of Section **IV – Commercial General Liability Conditions**:

This insurance is excess over:

Any of the other insurance, whether primary, excess, contingent or on any other basis, available to an additional insured, in which the additional insured on our policy is also covered as an additional insured on another policy providing coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by written contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

All other terms and conditions of this policy remain unchanged.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THIS POLICY FOR WORK PERFORMED BY YOU FOR THAT PERSON AND/OR ORGANIZATION

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective
10/1/2025

Policy No. WC0184642-10

Endorsement No.

Insured

Premium \$

Insurance Company

Countersigned By _____

WC 00 03 13

(Ed. 4-84)

Page 56

BLANKET NOTIFICATION TO OTHERS OF CANCELLATION OR NONRENEWAL ENDORSEMENT

This endorsement adds the following to Part Six of the policy.

**PART SIX
CONDITIONS****Blanket Notification to Others of Cancellation or Nonrenewal**

1. If we cancel or non-renew this policy by written notice to you, we will mail or deliver notification that such policy has been cancelled or non-renewed to each person or organization shown in a list provided to us by you if you are required by written contract or written agreement to provide such notification. However, such notification will not be mailed or delivered if a conditional notice of renewal has been sent to you. Such list:
 - a. Must be provided to us prior to cancellation or non-renewal;
 - b. Must contain the names and addresses of only the persons or organizations requiring notification that such policy has been cancelled or non-renewed; and
 - c. Must be in an electronic format that is acceptable to us.
2. Our notification as described in Paragraph 1. above will be based on the most recent list in our records as of the date the notice of cancellation or non-renewal is mailed or delivered to you. We will mail or deliver such notification to each person or organization shown in the list:
 - a. Within seven days of the effective date of the notice of cancellation, if we cancel for non-payment of premium; or
 - b. At least 30 days prior to the effective date of:
 - (1) Cancellation, if cancelled for any reason other than nonpayment of premium; or
 - (2) Non-renewal, but not including conditional notice of renewal.
3. Our mailing or delivery of notification described in Paragraphs 1. and 2. above is intended as a courtesy only. Our failure to provide such mailing or delivery will not:
 - a. Extend the policy cancellation or non-renewal date;
 - b. Negate the cancellation or non-renewal; or
 - c. Provide any additional insurance that would not have been provided in the absence of this endorsement.
4. We are not responsible for the accuracy, integrity, timeliness and validity of information contained in the list provided to us as described in Paragraphs 1. and 2. above.

All other terms and conditions of this policy remain unchanged.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: 10/01/2025
Insured: Ashgrove Holdings, LLC

Policy No. WC0184642-10

Endorsement No.
Premium \$

Insurance Company: Zurich American Insurance Company

**BOARD OF SUPERVISOR'S MEETING DATES
COBBLESTONE COMMUNITY DEVELOPMENT
DISTRICT**

FISCAL YEAR 2025/2026

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

All meetings will convene at:

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

RESOLUTION 2026-02

**A RESOLUTION REMOVING LEAH POPELKA AS
ASSISTANT TREASURER OF THE COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT.**

WHEREAS, the Board of Supervisors of the Cobblestone Community Development District desires to remove Leah Popelka as Assistant Treasurer;

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

1. Leah Popelka is removed as Assistant Treasurer.

PASSED AND ADOPTED THIS 18th DAY OF December 2025.

ATTEST:

**COBBLESTONE
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice-Chairman

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cobblestone Community Development
District was held on Wednesday, October 22, 2025 and called to order at 10:01 a.m. at the
Hill 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 (<i>via phone</i>)

Also present were:

Bryan Radcliff	District Manager
Brian Lamb	VP Developer Services
Erin McCormick	District Counsel
Tonja Stewart	District Engineer (<i>via phone</i>)
Paul Young	Field Services
Misty Taylor	Bryant, Miller, Olive
Kendall Hahn	MBD Capital (<i>via phone</i>)

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

Bond Related Matters

A. Final Supplemental Assessment Methodology Report and Supplemental Assessment Resolution for Series 2025 (Assessment Area Four) Bonds

Resolution 101 Series 2023 (Assessment Area Four) Bonds
Mr. Lamb presented the Final Supplemental Assessment Methodology Report and
Supplemental Assessment Resolution to the Board.

- 1. Presentation of *Final Supplemental Assessment Methodology Report – Phase 3, Series 2025 Bonds*, dated October 2, 2025**
- 2. Consideration of Resolution 2026-01: Supplemental Assessment Resolution for Series 2025 (Assessment Area Four) Bonds**

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On MOTION by Ms. Spinks seconded by Ms. Pagan, with all in favor, the Final Supplemental Assessment Methodology Report and Supplemental Assessment Resolution for Series 2025 (Assessment Area Four) Bonds, with items 3A1-2, were approved. 4-0

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B. Consideration of Forms of Issuers' Counsel Documents:

Ms. McCormick presented the Issuers' Counsel Documents to the Board.

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- 1. Collateral Assignment and Assumption of Development Rights and Contract Rights Relating to the Cobblestone Project**
- 2. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC Regarding the Completion of Certain Improvements**
- 3. Declaration of Consent (Cobblestone Community Development District Special Assessment Revenue Bonds (Assessment Area Four), Series 2025]**
- 4. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC Regarding the True-Up Payment of the Series 2025 Assessments**
- 5. Supplement to Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by Cobblestone CDD**
- 6. Notice of Special Assessments/Lien of Record**

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On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, the Consideration of Forms of Issuer's Counsel Documents, with items 3B1-6 as presented, were approved. 4-0

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C. Documents Related to Construction Requisition No. 1

Ms. McCormick presented the documents related to Construction Requisition No. 1:

- 1. Third Amendment to the Agreement between Cobblestone Community Development District and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Improvements – *previously approved***
- 2. Fourth Amendment to the Agreement between Cobblestone Community Development District and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Improvements**
- 3. Table Reflecting the Acquisition Costs to be Paid from Construction Requisition No.1**
- 4. Certificate of District Engineer for Cobblestone, Phase 2 – *previously provided***
- 5. Certificate of District Engineer for Cobblestone Traffic Signalization Improvements**
- 6. Developer Certification of Costs Paid for Cobblestone, Phase 2 – *previously provided***
- 7. Developer Certification of Costs Paid for Cobblestone Traffic Signalization**
- 8. Bill of Sale for Cobblestone, Phase 2 – *previously accepted by the District***

**9. Deed for Cobblestone, Phase 2 – previously accepted by the District
10. Bill of Sale for Cobblestone Traffic Signalization Improvements**

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, the Documents Related to Construction Requisition No. 1, with items 3C1-10, were approved. 4-0

**D. General Matters Related to the District and/or any other items related to the
Issuance of the Series 2025 Bonds and the acquisition and/or construction of the
infrastructure improvements**

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, the Construction Requisition No.1, in substantial form, was approved. 4-0

FOURTH ORDER OF BUSINESS

Business Items

A. Pond Dewatering Discussion

1. Letter to KB Home

104 Ms. McCormick reviewed the recently sent letter to *KB Homes* regarding the Pond
105 De-watering that has occurred within the District.

2. Geotechnical Services – Shallow Soils Study Pond 3

107 The Board reviewed the memo from *Geotechnical Services* regarding the Pond 3 De-
108 watering.

3. MEI Agreement for Testing on SW4

111 On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, *MEI*
112 Agreement for Testing on SW4, was ratified. 4-0

4. Agreement Between Cobblestone CDD & MEI Inc. for Geotechnical Engineering Services 10-13-2025

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Cobblestone CDD & *MEI* Inc. for Geotechnical Engineering Services for Pond 3, was approved. 4-0

B. Ratification of All Items Considered & Approved by the Board at the 10/06/25 Cobblestone Emergency Meeting (See Meeting Minutes of October 6, 2025 Emergency Meeting Attached)

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, all items Considered and Approved by the Board at the October 6, 2025 Cobblestone Emergency Meeting, were ratified. 4-0

129 **FIFTH ORDER OF BUSINESS****Consent Agenda**130 **A. Approval of Meeting Minutes**131 **1. October 6, 2025 Emergency Meeting Minutes**

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133 On MOTION by Mr. Spinks seconded by Ms. Pagan with all in favor, the
134 Consent Agenda, was ratified. 4-0

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136 **SIXTH ORDER OF BUSINESS****Staff Reports**137 **A. District Counsel**138 **B. District Engineer**139 **C. District Manager**140 **1. Field Inspection Report**141 The Field Inspections Report was presented, a copy of which was included in the
142 agenda package.

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144 **SEVENTH ORDER OF BUSINESS****Other Business, Updates, and Supervisor
Comments**

145 There being none, the next order of business followed.

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147 **EIGHTH ORDER OF BUSINESS****Adjournment**

148 There being no further business,

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150 On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor,
151 the meeting was adjourned at 10:26 a.m. 4-0

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156 Bryan Radcliff

157 District Manager

Tatiana Pagan
Chairperson

**MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Cobblestone Community Development
2 District was held on Wednesday, November 17, 2025 at 10:00 a.m. at the SpringHill Suites by
3 Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

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5 Present and constituting a quorum were:
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7 Tatiana Pagan	Chairperson
8 Aaron Spinks	Vice Chairperson
9 Lee Thompson	Assistant Secretary
10 John Blakley	Assistant Secretary (<i>via phone</i>)
11 Jared Rossi	Assistant Secretary

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13 Also present were:
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15 Bryan Radcliff	District Manager
16 Erin McCormick	District Counsel (<i>via phone</i>)
17 Tyson Waag	District Engineer (<i>via phone</i>)
18 Paul Young	Field Services
19 Nancy Hix	Inframark Accounting
20 Nathaniel Montagna	Inframark Maintenance
21 Jason Combee	Steadfast Landscaping

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23 *This is not a certified or verbatim transcript but rather represents the context and
24 summary of the meeting. The full meeting is available in audio format upon request. Contact the
25 District Office for any related costs for an audio copy.*

26 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

28 **SECOND ORDER OF BUSINESS**

Public Comments Period

29 There being none, the next order of business followed.

30 **THIRD ORDER OF BUSINESS**

Accountant Summary

31 Ms. Hix addressed the Board and provided a status on the accounting for the District.

32 **FOURTH ORDER OF BUSINESS**

Business Items

33 **A. Consideration of Annual Pressure Washing**

34 **1. Inframark Annual Pressure Washing Proposal**

35 Mr. Montagna addressed the Board regarding the annual pressure washing proposal
36 for the District. The Board requested the scope be increased, in addition, management will adjust the
37 proposal and provide to the Board at the next scheduled meeting.

38 **B. Cobblestone CDD & Antwan Oliver Retaining Wall Easement Agreement**

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On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, the Cobblestone CDD & Antwan Oliver Retaining Wall Easement Agreement, was ratified. 5-0

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C. Bill of Sale – Retaining Wall Easement

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On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, Bill of Sale – Retaining Wall Easement, was approved. 5-0

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D. Earth Tech Menard Proposal for Compaction Grouting

The Board reviewed the proposal from *Earth Tech Menard* and requested management provide additional proposals. The Board also approved a motion to designate the Board Chairperson-Tatiana Pagan to approve a not-to-exceed amount of \$40,000 (forty thousand) for said proposals.

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On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, the designation of Tatiana Pagan to approve a “not-to-exceed” the amount of \$40,000 for proposals on compaction grouting, was approved. 5-0

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E. Discussion of New Website Company

1. School-Status Website Proposal

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On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, School-Status Website Proposal, was approved. 5-0

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F. Consideration of Amended & Restated Landscape Maintenance Agreement

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On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, Amended & Restated Landscape Maintenance Agreement, was ratified. 5-0

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G. Consideration of Washout Repair

- 1. Pond 3 Erosion Pictures**
- 2. Guide to Selection and Enhancement of Stormwater Pond Plants**
- 3. Consideration of RIPA & Associates Pond Washout Repair Proposal #25-SR25**
- 4. Consideration of CLS Pond 3 Washout Repair Proposal #422**
- 5. Consideration of CLS Pond 3 Washout Repair; 2770 Sunny Pebble Loop
Proposal # 423**
- 6. Consideration of CLS Pond 3; Slope Erosion Repair Proposal #424**

The Board reviewed proposals from *RIPA* and *CLS* regarding washout repairs and requested management further clarify the proposals and ensure each one has a consistent scope of service.

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89**H. Consideration of HB7013 - Special Districts Performance Measures and Standards**90
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On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, HB7013 - Special Districts Performance Measures and Standards, was approved. 5-0

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95**I. Discussion of DE Services**

This item was not discussed. **OMITTED**

J. Discussion of DC Services**1. Erin McCormick - District Counsel Resignation**

The Board accepted the resignation of Erin McCormick as District Counsel for the District and confirmed she will stay on for thirty (30) days during the transition.

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On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, resignation of Erin McCormick, was accepted. 5-0

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The Board approved a proposal from Jere Earlywine of *Kutak Rock* for District Counsel services for the District.

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On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, proposal from Jere Earlywine of *Kutak Rock* for District Counsel services, was approved. 5-0

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113**K. Discussion of Landscape Services**

This item was not discussed. **OMITTED**

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123**FIFTH ORDER OF BUSINESS****Consent Agenda****A. Approval of Meeting Minutes****1. September 18, 2025 Public Hearing & Regular Meeting Minutes****B. Acceptance of Financials****1. September 2025****C. Acceptance of the Check Registers****1. September 2025****D. Consideration of Operations and Maintenance Invoices****1. September 2025**124
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On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, the Consent Agenda, was approved. 5-0

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130**SIXTH ORDER OF BUSINESS****Staff Reports****A. District Counsel****B. District Engineer**

There being no reports, the next item followed.

131 **C. District Manager**
132 Mr. Radcliff advised the Board that the next meeting will be held on December 18, 2025.
133 Mr. Radcliff also updated the Board on the recent main water line break and subsequent negotiations
134 with the County regarding the water bill.

135 **D. District Field Inspector**
136 **1. November Field Inspections Report**
137 The Field Inspections Report was presented by Mr. Young, a copy of which was
138 included in the agenda package. Discussion ensued between the Board, Mr. Young and Mr. Combee.

142 There being none, the next order of business followed

144 EIGHTH ORDER OF BUSINESS Adjournment

145 EIGHTH ORDER OF BUSINESS
There being no further business,

145 There being no further business,
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147 On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in
148 favor, the meeting was adjourned at 11:03 a.m. 5-0

152
153 Bryan Radcliff
154 District Manager

Tatiana Pagan
Chairperson

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022-1		SERIES 2022-2		SERIES 2024		SERIES 2025		SERIES 2022-1		SERIES 2022-2		SERIES 2024		SERIES 2025		GENERAL		GENERAL		
	GENERAL FUND	DEBT FUND	GENERAL FUND	DEBT FUND	GENERAL FUND	DEBT FUND	GENERAL FUND	DEBT FUND	GENERAL FUND	DEBT FUND	GENERAL FUND	DEBT FUND	GENERAL FUND	DEBT FUND	GENERAL FUND	DEBT FUND	GENERAL FUND	DEBT FUND	GENERAL FUND	DEBT FUND	TOTAL
ASSETS																					
Cash - Operating Account	\$ 82,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,199	
Due From Other Funds	-	-	551	547	666	-	-	-	410	-	-	113	-	-	-	-	-	-	-	-	2,287
Investments:																					
Acquisition & Construction Account	-	-	-	-	-	-	-	-	837	947	1,355	-	-	-	-	-	-	-	-	-	3,139
Cost of Issuance Fund	-	-	-	-	-	-	-	-	-	-	-	88,875	-	-	-	-	-	-	-	-	88,875
Reserve Fund	-	113,343	63,789	91,024	137,013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	405,169
Revenue Fund	-	101,910	54,254	89,333	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	245,497
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	\$ 145,394	\$ 215,804	\$ 118,590	\$ 181,023	\$ 137,013	\$ 1,247	\$ 947	\$ 1,468	\$ 88,875	\$ 5,173,784	\$ 8,236,860	\$ 14,301,005									
LIABILITIES																					
Accounts Payable	\$ 41,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,376	
Loan Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	62,895	62,895	
Bonds Payable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,125,000	8,125,000	
Due To Other Funds	2,284	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-	2,287
TOTAL LIABILITIES	43,660	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	-	8,187,895	8,231,558	

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022-1		SERIES 2022-2		SERIES 2024		SERIES 2025		SERIES 2022-1		SERIES 2022-2		SERIES 2024		SERIES 2025		GENERAL	GENERAL
	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	TOTAL
FUND BALANCES																		
Restricted for:																		
Debt Service	-	215,804		118,590		181,023		137,013	-	-	-	-	-	-	-	-	-	652,430
Capital Projects	-	-	-	-	-	-	-	-	1,247	944	1,468	88,875	-	-	-	-	-	92,534
Unassigned:	101,734	-	-	-	-	-	-	-	-	-	-	-	5,173,784	48,965	5,324,483			
TOTAL FUND BALANCES	101,734	215,804		118,590		181,023		137,013	1,247	944	1,468	88,875	5,173,784	48,965	6,069,447			
TOTAL LIABILITIES & FUND BALANCES	\$ 145,394	\$ 215,804		\$ 118,590		\$ 181,023		\$ 137,013	\$ 1,247	\$ 947	\$ 1,468	\$ 88,875	\$ 5,173,784	\$ 8,236,860	\$ 14,301,005			

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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 - Investments	\$ -	\$ 216	\$ 216	0.00%
Special Assmnts- Tax Collector	266,057	-	(266,057)	0.00%
Special Assmnts- CDD Collected	-	9,579	9,579	0.00%
Developer Contribution	301,110	-	(301,110)	0.00%
TOTAL REVENUES	567,167	9,795	(557,372)	1.73%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	800	6,400	11.11%
ProfServ-Dissemination Agent	5,000	833	4,167	16.66%
ProfServ-Info Technology	500	50	450	10.00%
ProfServ-Recording Secretary	2,400	200	2,200	8.33%
Field Services	12,000	1,000	11,000	8.33%
District Counsel	40,000	-	40,000	0.00%
District Engineer	10,000	618	9,382	6.18%
Administrative Services	4,500	375	4,125	8.33%
District Manager	25,000	2,083	22,917	8.33%
Accounting Services	9,000	1,250	7,750	13.89%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	53	447	10.60%
Rentals - General	1,100	50	1,050	4.55%
Insurance - General Liability	3,346	3,152	194	94.20%
Public Officials Insurance	2,738	2,580	158	94.23%
Insurance -Property & Casualty	10,869	9,961	908	91.65%
Legal Advertising	3,500	436	3,064	12.46%
Miscellaneous Services	250	-	250	0.00%
Bank Fees	200	208	(8)	104.00%
Financial & Revenue Collections	5,000	417	4,583	8.34%
Website Administration	1,200	100	1,100	8.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	146,378	24,341	122,037	16.63%
<u>Electric Utility Services</u>				
Electric Utility Services	18,000	772	17,228	4.29%
Electricity - Streetlights	75,000	22,405	52,595	29.87%
Total Electric Utility Services	93,000	23,177	69,823	24.92%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>Water Utility Services</u>				
Utility - Water	4,500	4,151	349	92.24%
Total Water Utility Services	4,500	4,151	349	92.24%
<u>Landscape Services</u>				
ProfServ-Wildlife Management Service	1,000	-	1,000	0.00%
Waterway Management Program	9,000	-	9,000	0.00%
Debris Cleanup	1,000	-	1,000	0.00%
Total Landscape Services	11,000	-	11,000	0.00%
<u>Amenities</u>				
Clubhouse - Facility Janitorial Service	8,400	700	7,700	8.33%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	23,900	3,190	20,710	13.35%
Security Monitoring Services	6,300	-	6,300	0.00%
Telephone/Fax/Internet Services	1,200	367	833	30.58%
Garbage	2,800	-	2,800	0.00%
R&M-Other Landscape	5,000	3,000	2,000	60.00%
R&M-Pools	2,500	-	2,500	0.00%
Roadway Repair & Maintenance	1,500	-	1,500	0.00%
Facility A/C & Heating Maintenance & Repair	1,000	-	1,000	0.00%
Landscape - Annuals	14,000	-	14,000	0.00%
Landscape - Mulch	18,500	9,000	9,500	48.65%
Landscape Maintenance	105,000	8,731	96,269	8.32%
Recreation / Park Facility Maintenance	7,500	67	7,433	0.89%
Plant Replacement Program	10,000	10,275	(275)	102.75%
Irrigation Maintenance	12,000	-	12,000	0.00%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Playground Equipment and Maintenance	300	-	300	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
Access Control Maintenance & Repair	4,000	1,209	2,791	30.23%
Dog Waste Station Service & Supplies	3,900	-	3,900	0.00%
Pool Permits	500	-	500	0.00%
Total Amenities	231,050	36,539	194,511	15.81%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Contingency</u>				
Misc-Contingency	81,239	-	81,239	0.00%
Total Contingency	81,239	-	81,239	0.00%
<u>Reserves</u>				
Misc-Contingency	81,239	9,850	71,389	12.12%
Total Reserves	81,239	9,850	71,389	12.12%
TOTAL EXPENDITURES & RESERVES	648,406	98,058	550,348	15.12%
Excess (deficiency) of revenues				
Over (under) expenditures	(81,239)	(88,263)	(7,024)	108.65%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(81,239)	-	81,239	0.00%
TOTAL FINANCING SOURCES (USES)	(81,239)	-	81,239	0.00%
Net change in fund balance	\$ (81,239)	\$ (88,263)	\$ 155,454	108.65%
FUND BALANCE, BEGINNING (OCT 1, 2025)			189,997	
FUND BALANCE, ENDING			\$ 101,734	

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 384	\$ 384	0.00%
Special Assmnts- Tax Collector	225,450	-	(225,450)	0.00%
Special Assmnts- CDD Collected	-	892	892	0.00%
TOTAL REVENUES	225,450	1,276	(224,174)	0.57%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	145,450	-	145,450	0.00%
Total Debt Service	225,450	-	225,450	0.00%
TOTAL EXPENDITURES	225,450	-	225,450	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,276	1,276	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		214,528		
FUND BALANCE, ENDING		\$ 215,804		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 398	\$ 398	0.00%
Special Assmnts- Tax Collector	124,730	-	(124,730)	0.00%
Special Assmnts- CDD Collected	-	599	599	0.00%
TOTAL REVENUES	124,730	997	(123,733)	0.80%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	84,730	-	84,730	0.00%
Total Debt Service	124,730	-	124,730	0.00%
TOTAL EXPENDITURES	124,730	-	124,730	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	997	997	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		117,593		
FUND BALANCE, ENDING		\$ 118,590		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 607	\$ 607	0.00%
Special Assmnts- Tax Collector	178,190	-	(178,190)	0.00%
Special Assmnts- CDD Collected	-	793	793	0.00%
TOTAL REVENUES	178,190	1,400	(176,790)	0.79%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	138,190	-	138,190	0.00%
Total Debt Service	178,190	-	178,190	0.00%
TOTAL EXPENDITURES	178,190	-	178,190	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,400	1,400	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		179,623		
FUND BALANCE, ENDING		\$ 181,023		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2025 Debt Service Fund (203)
(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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	137,013	137,013	0.00%
TOTAL FINANCING SOURCES (USES)	-	137,013	137,013	0.00%
Net change in fund balance	\$ -	\$ 137,013	\$ 137,013	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 137,013		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 345	\$ 345	0.00%
TOTAL REVENUES	-	345	345	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		345	345	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		902		
FUND BALANCE, ENDING		<u>\$ 1,247</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 3	\$ 3	0.00%
TOTAL REVENUES	-	3	3	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		3	3	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		941		
FUND BALANCE, ENDING		<u>\$ 944</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 4	\$ 4	0.00%
TOTAL REVENUES	-	4	4	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		4	4	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,464		
FUND BALANCE, ENDING		<u>\$ 1,468</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2025 Capital Projects Fund (303)
(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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
Administration				
ProfServ-Trustee Fees	-	12,750	(12,750)	0.00%
Bond Counsel	-	45,000	(45,000)	0.00%
Postage, Phone, Faxes, Copies	-	2,250	(2,250)	0.00%
Underwriting Counsel	-	40,000	(40,000)	0.00%
Total Administration	-	100,000	(100,000)	0.00%
Construction In Progress				
Construction in Progress	-	3,545,113	(3,545,113)	0.00%
Total Construction In Progress	-	3,545,113	(3,545,113)	0.00%
TOTAL EXPENDITURES	-	3,645,113	(3,645,113)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,645,113)	(3,645,113)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	3,733,988	3,733,988	0.00%
TOTAL FINANCING SOURCES (USES)	-	3,733,988	3,733,988	0.00%
Net change in fund balance	\$ -	\$ 88,875	\$ 88,875	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 88,875		

Bank Account Statement

Cobblestone CDD

Monday, November 17, 2025
Page 1

Bank Account No. 4096

Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101001 Balance	82,198.89	Statement Balance	109,774.75
		Outstanding Deposits	1,079.98
Positive Adjustments	0.00		
Subtotal	82,198.89	Subtotal	110,854.73
Negative Adjustments	0.00	Outstanding Checks	-28,655.84
Ending G/L Balance	82,198.89	Ending Balance	82,198.89

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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Deposits

10/03/2025	Payment	BD00091	Special Assmnts-CDD Collected	Deposit No. BD00091	863.98	863.98	0.00
10/20/2025		JE000895	Special Assmnts-CDD Collected	Truist Bank	1,079.98	1,079.98	0.00
10/28/2025		JE000896	Special Assmnts-CDD Collected	Truist Bank	1,079.98	1,079.98	0.00
10/30/2025		JE000898	Special Assmnts-CDD Collected	Truist Bank	3,439.00	3,439.00	0.00
10/31/2025		JE000906	Interest - Investments	Interest Earned	214.49	214.49	0.00
10/07/2025		JE000908	Special Assmnts-CDD Collected	Truist Bank	4,319.92	4,319.92	0.00
Total Deposits					10,997.35	10,997.35	0.00

Checks

09/25/2025	Payment	1444	PASCO COUNTY UTILITIES	Check for Vendor V00020	-4,586.13	-4,586.13	0.00
10/01/2025	Payment	1445	ERIN MCCORMICK LAW, PA	Check for Vendor V00007	-6,220.30	-6,220.30	0.00
10/01/2025	Payment	1446	INFRAMARK LLC	Check for Vendor V00013	-21.14	-21.14	0.00
10/07/2025	Payment	1447	CENTRAL PEST CONTROL	Check for Vendor V00053	-67.00	-67.00	0.00
10/07/2025	Payment	1448	COOPER POOLS, INC.	Check for Vendor V00047	-1,990.00	-1,990.00	0.00
10/07/2025	Payment	1449	INFRAMARK LLC	Check for Vendor V00013	-522.96	-522.96	0.00
10/07/2025	Payment	1450	JNJ CLEANING SERVICES LLC	Check for Vendor V00043	-700.00	-700.00	0.00
10/07/2025	Payment	1451	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00
10/07/2025	Payment	1476	LEE R. THOMPSON	Check for Vendor V00012	-200.00	-200.00	0.00
10/07/2025	Payment	1477	REDWIRE,LLC STANTEC	Check for Vendor V00033	-644.00	-644.00	0.00
10/07/2025	Payment	1478	CONSULTING SERVICES, INC	Check for Vendor V00026	-7,718.75	-7,718.75	0.00

Bank Account Statement

Monday, November 17, 2025

Page 2

Cobblestone CDD

Bank Account No. 4096

Statement No. 10-25

Statement Date

10/31/2025

10/09/2025	Payment	1479	WITHLACOOCHEE RIVER ELECTRIC ACH	Check for Vendor V00024	-21,023.00	-21,023.00	0.00
10/10/2025	Payment	1480	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00044	-1,200.00	-1,200.00	0.00
10/20/2025	Payment	300011	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 101325-6427	-49.74	-49.74	0.00
10/20/2025	Payment	300012	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 101325-6429	-1,381.75	-1,381.75	0.00
10/20/2025	Payment	300013	RIVER ELECTRIC ACH	Inv: 101325-9562	-722.18	-722.18	0.00
10/24/2025	Payment	1483	CHARTER COMMUNICATION S	Check for Vendor V00048	-178.96	-178.96	0.00
10/24/2025	Payment	1484	FLORIDA COMMERCE	Check for Vendor V00055	-175.00	-175.00	0.00
10/24/2025	Payment	1485	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00
10/24/2025	Payment	1486	LEE R. THOMPSON	Check for Vendor V00012	-200.00	-200.00	0.00
10/24/2025	Payment	1487	TIMES PUBLISHING COMPANY	Check for Vendor V00006	-436.00	-436.00	0.00
10/30/2025	Payment	1490	INFRAMARK LLC	Check for Vendor V00013	-6,411.18	-6,411.18	0.00
10/21/2025		JE000907	Bank Fees	Bank Fees	-207.71	-207.71	0.00
Total Checks					-55,055.80	-55,055.80	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/06/2025	Payment	1422	INFRAMARK LLC	Check for Vendor V00013	-12,216.68
10/24/2025	Payment	1482	BUSINESS OBSERVER, INC	Check for Vendor V00054	-207.81
10/24/2025	Payment	1488	BUSINESS OBSERVER, INC	Check for Vendor V00054	-1,008.00
10/30/2025	Payment	1489	COOPER POOLS, INC.	Check for Vendor V00047	-1,990.00
10/30/2025	Payment	1491	PASCO COUNTY UTILITIES	Check for Vendor V00020	-4,151.35
10/30/2025	Payment	1492	REDWIRE,LLC	Check for Vendor V00033	-565.00
10/30/2025	Payment	1493	STANTEC CONSULTING SERVICES, INC	Check for Vendor V00026	-285.00
10/30/2025	Payment	1494	STEADFAST MAINTENANCE	Check for Vendor V00037	-8,232.00
Total Outstanding Checks					-28,655.84

Outstanding Deposits

10/07/2025	Payment	BD00092	Deposit No. BD00092	1,079.98
Total Outstanding Deposits				1,079.98

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(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	1445	10/01/25	ERIN MCCORMICK LAW, PA	10850	DISTRICT COUNSEL THROUGH 09/19/25	District Counsel	531146-51401	\$2,507.50
001	1445	10/01/25	ERIN MCCORMICK LAW, PA	10851	DISTRICT COUNSEL THROUGH 09/19/25	District Counsel	531146-51401	\$3,712.80
001	1446	10/01/25	INFRAMARK LLC	159236	POSTAGE AUGUST 2025	Postage, Phone, Faxes, Copies	541024-51301	\$9.30
001	1446	10/01/25	INFRAMARK LLC	159236	POSTAGE AUGUST 2025	Postage, Phone, Faxes, Copies	541024-51301	\$11.84
001	1447	10/07/25	CENTRAL PEST CONTROL	155433	09/30/25-Pest Control	Recreation / Park Facility Maintenance	546414-57201	\$67.00
001	1448	10/07/25	COOPER POOLS, INC.	2025-1257	OCT 25 - POOL MAINTENANCE	Contracts-Pools	534078-57201	\$1,990.00
001	1449	10/07/25	INFRAMARK LLC	1162621	08/06 - Installation of maintenance closet lock	Recreation / Park Facility Maintenance	546414-57201	\$522.96
001	1450	10/07/25	JNJ CLEANING SERVICES LLC	INV0020	SEPT 25-JANITORIAL SERVICES	Clubhouse - Facility Janitorial Service	531131-57201	\$700.00
001	1451	10/07/25	JOHN C. BLAKLEY	JB-100625	BOARD 10/06/25	Supervisor Fees	511100-51101	\$200.00
001	1476	10/07/25	LEE R. THOMPSON	LT-100625	BOARD 10/06/25	Supervisor Fees	511100-51101	\$200.00
001	1477	10/07/25	REDWIRE,LLC	612390	OCT 25-ACCESS CONTROL/MONITORING	Access Control Maintenance & Repair	546998-57201	\$565.00
001	1477	10/07/25	REDWIRE,LLC	613156	09/29/25-EXIT BUTTON REPAIR	Access Control Maintenance & Repair	546998-57201	\$79.00
001	1478	10/07/25	STANTEC CONSULTING SERVICES, INC	2460099	09/26/25-DISTRICT ENGINEERING SERVICES	District Engineer	531147-51301	\$7,718.75
001	1479	10/09/25	WITHLACOOCHEE RIVER ELECTRIC ACH	082525 PHASE 2	COBBLESTONE PHASE 2 - Streetlight Deposit	Electricity - Streetlights	543013-53100	\$21,023.00
001	1480	10/10/25	BLUE LIFE POOL SERVICE LLC	18235	MAY 2025 POOL SERVICE	Contracts-Pools	534078-57201	\$1,200.00
001	1482	10/24/25	BUSINESS OBSERVER, INC	24-02090P	11/27/24-LEGAL ADVERTISING	Legal Advertising	548002-51301	\$105.00
001	1482	10/24/25	BUSINESS OBSERVER, INC	24-02044P	11/05/24-LEGAL ADVERTISING	Legal Advertising	548002-51301	\$102.81
001	1483	10/24/25	CHARTER COMMUNICATIONS	1848381092425	09/24/25-10/23/25 INTERNET	Telephone/Fax/Internet Services	541009-57201	\$178.96
001	1484	10/24/25	FLORIDA COMMERCE	93590	FY 26-DISTRICT FILING FEES	Dues, Licenses, Subscriptions	554020-51301	\$175.00
001	1485	10/24/25	JOHN C. BLAKLEY	JB-102225	BOARD 10/22/25	Supervisor Fees	511100-51101	\$200.00
001	1486	10/24/25	LEE R. THOMPSON	LT-102225	BOARD 10/22/25	Supervisor Fees	511100-51101	\$200.00
001	1487	10/24/25	TIMES PUBLISHING COMPANY	58836-101525	OCT 25-LEGAL ADVERTISING	Legal Advertising	548002-51301	\$110.00
001	1487	10/24/25	TIMES PUBLISHING COMPANY	58392-100525	10/05/25-LEGAL ADVERTISING	Legal Advertising	548002-51301	\$166.50
001	1487	10/24/25	TIMES PUBLISHING COMPANY	100525-0362	10/05/25-LEGAL ADVERTISING	Legal Advertising	548002-51301	\$159.50
001	1488	10/24/25	BUSINESS OBSERVER, INC	25-01773P	AUG 25-LEGAL ADVERTISING	Legal Advertising	548002-51301	\$1,008.00
001	1489	10/30/25	COOPER POOLS, INC.	2025-1143	Sept 25 - POOL MAINTENANCE	Contracts-Pools	534078-57201	\$1,990.00
001	1490	10/30/25	INFRAMARK LLC	160877	OCT 25-DISTRICT MANAGEMENT	Accounting Services	532001-51301	\$750.00
001	1490	10/30/25	INFRAMARK LLC	160877	OCT 25-DISTRICT MANAGEMENT	Administrative Services	531148-51301	\$375.00
001	1490	10/30/25	INFRAMARK LLC	160877	OCT 25-DISTRICT MANAGEMENT	Accounting Services	532001-51301	\$500.00
001	1490	10/30/25	INFRAMARK LLC	160877	OCT 25-DISTRICT MANAGEMENT	ProfServ-Dissemination Agent	531012-51301	\$833.34
001	1490	10/30/25	INFRAMARK LLC	160877	OCT 25-DISTRICT MANAGEMENT	District Manager	531150-51301	\$2,083.33
001	1490	10/30/25	INFRAMARK LLC	160877	OCT 25-DISTRICT MANAGEMENT	Field Services	531122-51301	\$1,000.00
001	1490	10/30/25	INFRAMARK LLC	160877	OCT 25-DISTRICT MANAGEMENT	Financial & Revenue Collections	549150-51301	\$416.67
001	1490	10/30/25	INFRAMARK LLC	160877	OCT 25-DISTRICT MANAGEMENT	ProfServ-Recording Secretary	531036-51301	\$200.00
001	1490	10/30/25	INFRAMARK LLC	160877	OCT 25-DISTRICT MANAGEMENT	Rentals - General	544001-51301	\$50.00
001	1490	10/30/25	INFRAMARK LLC	160877	OCT 25-DISTRICT MANAGEMENT	ProfServ-Info Technology	531020-51301	\$50.00
001	1490	10/30/25	INFRAMARK LLC	160877	OCT 25-DISTRICT MANAGEMENT	Website Administration	549936-51301	\$100.00
001	1490	10/30/25	INFRAMARK LLC	161784	Sept 25 - Inframark Management Invoice	Postage, Phone, Faxes, Copies	541024-51301	\$0.39
001	1490	10/30/25	INFRAMARK LLC	161785	Sept 25 - Inframark Management Invoice	Postage, Phone, Faxes, Copies	541024-51301	\$3.70
001	1490	10/30/25	INFRAMARK LLC	161786	Sept 25 - Inframark Management Invoice	Postage, Phone, Faxes, Copies	541024-51301	\$48.75
001	1491	10/30/25	PASCO COUNTY UTILITIES	121761001400688 PP	SERVICE 09/04/25 - 10/06/25 PARTIAL PAY	Utility - Water	543018-53301	\$3,000.00
001	1491	10/30/25	PASCO COUNTY UTILITIES	123093001551298	WATER 09/04/25-10/06/25	Utility - Water	543018-53301	\$1,151.35
001	1492	10/30/25	REDWIRE,LLC	616886	NOV 25 - ACCESS CONTROL	Access Control Maintenance & Repair	546998-57217	\$565.00
001	1493	10/30/25	STANTEC CONSULTING SERVICES, INC	2471734	THROUGH 10/03/25 - DISTRICT ENGINEERING SERVICES	District Engineer	531147-51301	\$285.00
001	1494	10/30/25	STEADFAST MAINTENANCE	SA-13598	07/10/25-FENCE LINE MOW	R&M-Other Landscape	546036-53908	\$4,970.00
001	1494	10/30/25	STEADFAST MAINTENANCE	SA-16330	Sept 25 - ROW Maintenance	Landscape Maintenance	546300-53908	\$2,500.00
001	1494	10/30/25	STEADFAST MAINTENANCE	SA-16074	09/30/25-IRRIGATION REPAIRS	Irrigation Maintenance	546930-53908	\$104.50
001	1494	10/30/25	STEADFAST MAINTENANCE	SA-16080	09/30/25-IRRIGATION REPAIRS	Irrigation Maintenance	546930-53908	\$657.50
001	300011	10/20/25	WITHLACOOCHEE RIVER ELECTRIC ACH	101325-6427	ELECTRIC 09/09/25-10/08/25	Electricity - Streetlights	543013-53100	\$49.74
001	300012	10/20/25	WITHLACOOCHEE RIVER ELECTRIC ACH	101325-6429	ELECTRIC 10/13/25	Electricity - Streetlights	543013-53100	\$1,381.75
001	300013	10/20/25	WITHLACOOCHEE RIVER ELECTRIC ACH	101325-9562	ELECTRIC 09/09/25-10/08/25	Electricity - Streetlights	543013-53100	\$722.18

Fund Total **\$66,701.12**

Total Checks Paid **\$66,701.12**

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	5/2/2025	18235	\$1,200.00		POOL MAINTENANCE MAY 2025
CENTRAL PEST CONTROL	9/30/2025	155433	\$67.00		PEST CONTROL
CHARTER COMMUNICATIONS	9/24/2025	1848381092425	\$178.96		INTERNET SERVICES
COOPER POOLS, INC.	10/1/2025	2025-1257	\$1,990.00		POOL MAINTENANCE
COOPER POOLS, INC.	9/1/2025	2025-1143	\$1,990.00		POOL MAINTENANCE
INFRAMARK LLC	10/15/2025	160877	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	10/15/2025	160877	\$375.00		ADMINISTRATION
INFRAMARK LLC	10/15/2025	160877	\$500.00		CONSTRUCTION ACCOUNTING
INFRAMARK LLC	10/15/2025	160877	\$833.34		DISSEMINATION SERVICES
INFRAMARK LLC	10/15/2025	160877	\$2,083.33		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	10/15/2025	160877	\$1,000.00		FIELD SERVICES
INFRAMARK LLC	10/15/2025	160877	\$416.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	10/15/2025	160877	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	10/15/2025	160877	\$50.00		RENTAL & LEASES
INFRAMARK LLC	10/15/2025	160877	\$50.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	10/15/2025	160877	\$100.00	\$6,358.34	WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	10/24/2025	161784	\$0.39		Sept 25 - Color Copies
INFRAMARK LLC	10/24/2025	161785	\$3.70		Sept 25 - Postage
INFRAMARK LLC	10/24/2025	161786	\$48.75		Sept 25 - B/W Copies
JNJ CLEANING SERVICES LLC	9/25/2025	INV0020	\$700.00		JANITORIAL SERVICES
REDWIRE,LLC	9/25/2025	612390	\$565.00		ACCESS CONTROL/ MAINTENANCE
REDWIRE,LLC	10/25/2025	616886	\$565.00		ACCESS CONTROL
STEADFAST MAINTENANCE	9/30/2025	SA-16330	\$2,500.00		LANDSCAPE MAINTENANCE
STEADFAST MAINTENANCE	9/1/2025	SA-14868	\$8,730.66		LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$24,897.80	\$24,897.80	

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Variable Contract					
PASCO COUNTY UTILITIES	10/20/2025	123093001551298	\$1,151.35		WATER
STANTEC CONSULTING SERVICES, INC	9/26/2025	2460099	\$7,718.75		DISTRICT ENGINEERING SERVICES
STANTEC CONSULTING SERVICES, INC	10/22/2025	2471734	\$285.00		ENGINEERING SERVICES
Variable Contract Subtotal			\$9,155.10	\$9,155.10	
Utilities					
PASCO COUNTY UTILITIES	10/20/2025	121761001400688 PP	\$3,000.00		PAYMENT PLAN WATER
WITHLACOOCHEE RIVER ELECTRIC ACH	8/25/2025	082525 PHASE 2	\$21,023.00		Phase 2 Streetlight Deposit
WITHLACOOCHEE RIVER ELECTRIC ACH	10/13/2025	101325-6427	\$49.74		ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	10/13/2025	101325-6429	\$1,381.75		ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	10/13/2025	101325-9562	\$722.18		ELECTRIC
Utilities Subtotal			\$26,176.67	\$26,176.67	
Regular Services					
JOHN C. BLAKLEY	10/6/2025	JB-100625	\$200.00		BOARD 10/06/25
JOHN C. BLAKLEY	10/22/2025	JB-102225	\$200.00		BOARD 10/22/25
LEE R. THOMPSON	10/6/2025	LT-100625	\$200.00		BOARD 10/06/25
LEE R. THOMPSON	10/22/2025	LT-102225	\$200.00		BOARD 10/22/25
TIMES PUBLISHING COMPANY	10/15/2025	58836-101525	\$110.00		LEGAL ADVERTISING
TIMES PUBLISHING COMPANY	10/5/2025	58392-100525	\$166.50		LEGAL ADVERTISING
TIMES PUBLISHING COMPANY	10/5/2025	100525-0362	\$159.50		LEGAL ADVERTISING
Regular Services Subtotal			\$1,236.00	\$1,236.00	
Additional Services					
BUSINESS OBSERVER, INC	8/22/2025	25-01773P	\$1,008.00		LEGAL ADVERTISING
BUSINESS OBSERVER, INC	11/15/2024	24-02090P	\$105.00		LEGAL ADVERTISING
BUSINESS OBSERVER, INC	11/1/2024	24-02044P	\$102.81		LEGAL ADVERTISING
FLORIDA COMMERCE	10/1/2025	93590	\$175.00		DISTRICT FILING FEES

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
REDWIRE,LLC	9/29/2025	613156	\$79.00		ACCESS SERVICES
STEADFAST MAINTENANCE	7/10/2025	SA-13598	\$4,970.00		FENCE LINE MOW
STEADFAST MAINTENANCE	9/30/2025	SA-16074	\$104.50		IRRIGATION REPAIRS
STEADFAST MAINTENANCE	9/30/2025	SA-16080	\$657.50		IRRIGATION REPAIRS
Additional Services Subtotal			\$7,201.81	\$7,201.81	
TOTAL			\$68,667.38	\$68,667.38	

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

Invoice



BILL TO
 COBBLESTONE
 3212 GALL BLVD
 ZEPHYRHILLS FL

SHIP TO
 COBBLESTONE
 3212 GALL BLVD
 ZEPHYRHILLS FL

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
18235	05/02/2025	\$1,200.00	06/01/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
CLEANING	REGULAR POOL SERVICE MAY	1	1,200.00	1,200.00
	SUBTOTAL			1,200.00
	TAX			0.00
	TOTAL			1,200.00
	BALANCE DUE			\$1,200.00

Pay invoice



Central Termite & Pest Control
4339 Grand Blvd
New Port Richey, FL 34652
(727) 841-6616

Cobblestone Poolhouse
3212 Gall Boulevard
Zephyrhills, FL 33541

Invoice
3212 Gall Boulevard

INVOICE NO. **155433** ACCOUNT NUMBER **17140**

INVOICE DATE **09/30/2025**

LICENSE
JB172341

DUE DATE (NET 0 TERMS)

Upon Receipt

AMOUNT DUE

\$67.00

Cobblestone Poolhouse (Acct #: 17140)

ITEM	QUANTITY	PRICE	SUBTOTAL
Commercial Initial Service	1	\$67.00	\$67.00

Additional Notes

A finance charge of 1.5% will be made on unpaid balances after 30 days.
National Emergency Poison Control: (800)222-1222

Subtotals	\$67.00
Total Discounts	\$0.00
Taxes	\$0.00
Invoice Total	\$67.00
Amount Paid	\$0.00
Amount Due	\$67.00

September 24, 2025
 Invoice Number: 1848381092425
 Account Number: 8337 13 001 1848381
 Security Code: 8549
 Service At: 38049 COBBLE CREEK BLVD
 ZEPHYRHILLS FL 33540-7397

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

Summary *Service from 09/24/25 through 10/23/25*
 details on following pages

Previous Balance	366.87
Payments Received -Thank You!	-366.87
Remaining Balance	\$0.00
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	3.96
Current Charges	\$178.96
 Total Due by 10/11/25	 \$178.96

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.



Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

Spectrum
BUSINESS®

4145 S. FALKENBURG RD RIVerview FL 33578-8652
 8633 2390 DY RP 24 09252025 NNNNNYNN 01 000808 0003

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



September 24, 2025

COBBLESTONE COMMUNITY

Invoice Number: 1848381092425
 Account Number: 8337 13 001 1848381
 Service At: 38049 COBBLE CREEK BLVD
 ZEPHYRHILLS FL 33540-7397

Total Due by 10/11/25	\$178.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
 Invoice Number: 1848381092425
 Account Number: 8337 13 001 1848381
 Security Code: 8549

Spectrum

BUSINESS

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**
 8633 2390 DY RP 24 09252025 NNNNNYNN 01 000808 0003

Charge Details

Previous Balance	366.87
Check Payment-thank You	09/02 -178.96
Check Payment-thank You	09/15 -187.91
Remaining Balance	\$0.00

Payments received after 09/24/25 will appear on your next bill.

Service from 09/24/25 through 10/23/25

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

Spectrum Business™ Voice Continued

Phone number (813) 355-3390	\$0.00
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For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$20.00
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Other Charges

Payment Processing	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Communications Services Tax	3.96
Taxes, Fees and Charges Total	\$3.96

Current Charges	\$178.96
Total Due by 10/11/25	\$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.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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!

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 and more time doing what you love.

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 It's Flexible - Use your checking, savings, debit or credit card
 It's FREE - And helps save time, postage and the environment

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 Visit: spectrumbusiness.net/payment
 (My Account login required)

Spectrum
 BUSINESS

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

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.: 2025-1257
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance October 2025	1	\$1,990.00	\$1,990.00

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools, CP Remodeling &
Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Inframark Community Management:Cobblestone

Bill to
Cobblestone
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
Cobblestone
3212 Gall Blvd
Zephyrhills, FL 33541

Invoice details

Invoice no.: 2025-1143
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance September 2025	1	\$1,990.00	\$1,990.00

Ways to pay



View and pay

Total	\$1,990.00
Payment	-\$100.00
Balance due	\$1,890.00
Overdue	10/01/2025



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#

160877

DATE

10/15/2025

CUSTOMER ID

C2409

NET TERMS

Due On Receipt

PO#
DUE DATE

10/15/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	2	Ea	416.67		833.34
District Management	1	Ea	2,083.33		2,083.33
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
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					6,358.34

Subtotal	\$6,358.34
Tax	\$0.00
Total Due	\$6,358.34

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

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

INVOICE#
161784

DATE
10/24/2025

CUSTOMER ID
C2409

NET TERMS
Due On Receipt

PO#

DUE DATE
10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies	1	Ea	0.39		0.39
Subtotal					0.39

Subtotal	\$0.39
Tax	\$0.00
Total Due	\$0.39

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:

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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

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

INVOICE#
161785

DATE
10/24/2025

CUSTOMER ID
C2409

NET TERMS
Due On Receipt

PO#

DUE DATE
10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.74		3.70
Subtotal					3.70

Subtotal	\$3.70
Tax	\$0.00
Total Due	\$3.70

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

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

INVOICE#
161786

DATE
10/24/2025

CUSTOMER ID
C2409

NET TERMS
Due On Receipt

PO#

DUE DATE
10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	325	Ea	0.15		48.75
Subtotal					48.75

Subtotal	\$48.75
Tax	\$0.00
Total Due	\$48.75

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.



AMENITY SERVICES

JNJ AMENITY SERVICES

P.O. Box 18 Zephyrhills fl 33539
8137818999
services@jnjcleanservices.com

INVOICE

INV0020

DATE

09/25/2025

DUE DATE

10/15/2025

BALANCE DUE

USD \$700.00

BILL TO

Cobblestone CDD c/o Inframark

2005 Pan Am Circle Suite 300

Tampa FL 33607

inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$700.00	1	\$700.00
TOTAL			\$700.00

Payment Info

BY CHECK

JNJ AMENITY SERVICES LLC

BALANCE DUE

USD \$700.00

September 2025 amenity cleaning service

**Please submit payment to the new address showing on invoice!

Thank you!



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

Invoice

Invoice Number	Date
612390	9/25/2025
Customer Number	Terms
W4C5595	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	PO Number	Invoice Date	Terms
W4C5595		9/25/2025	Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CS Access Control Management and Maintenance 10/01/2025 - 10/31/2025	1.00	\$80.00	\$80.00
CCTV Maintenance 10/01/2025 - 10/31/2025	1.00	\$85.00	\$85.00
Video Verification Monitoring 10/01/2025 - 10/31/2025	1.00	\$400.00	\$400.00
Subtotal:			\$565.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
9/25/2025	612390	Recurring Services	\$565.00	\$565.00



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

Invoice

Invoice Number	Date
616886	10/25/2025
Customer Number	Terms
W4C5595	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	PO Number	Invoice Date	Terms
W4C5595		10/25/2025	Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CS Access Control Management and Maintenance 11/01/2025 - 11/30/2025	1.00	\$80.00	\$80.00
CCTV Maintenance 11/01/2025 - 11/30/2025	1.00	\$85.00	\$85.00
Video Verification Monitoring 11/01/2025 - 11/30/2025	1.00	\$400.00	\$400.00
Subtotal:			\$565.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
10/25/2025	616886	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 #
9/30/2025	SA-16330

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SM1191
Cobblestone CDD
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
5	FDOT ROW Mowing along 301. Service dates: September 1; September 8, September 15, September 22 and September 29.			500.00	9/30/2025	2,500.00

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	\$2,500.00
Payments/Credits	\$0.00
Balance Due	\$2,500.00



Steadfast Alliance

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

Invoice

Date	Invoice #
9/1/2025	SA-14868

Please make all Checks payable to:
Steadfast Alliance

Bill To

Cobblestone Community Development District
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



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



4230 1 1

14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: 38049 COBBLE CREEK BOULEVARD

Bill Number: 23256510

Billing Date: 10/20/2025

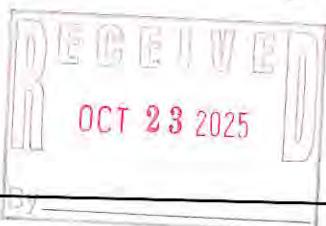
Billing Period: 9/4/2025 to 10/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	240603387	9/4/2025	384	10/6/2025	413	32	29
Irrig Potable	232147326	9/4/2025	2145	10/6/2025	2238	32	93

	Usage History		Transactions	
	Water	Reclaimed		
October 2025	29	93	Previous Bill	
September 2025	32	98	Payment 10/02/25	1,202.47
August 2025	30	87	Balance Forward	-1,202.47 CR
July 2025	18	68	Current Transactions	0.00
June 2025	29	388	Water	
May 2025	34	445	Water Base Charge	11.00
April 2025	24	115	Water Tier 1	5.0 Thousand Gals X \$2.18
March 2025	1	11	Water Tier 2	5.0 Thousand Gals X \$3.47
			Water Tier 3	5.0 Thousand Gals X \$6.94
			Water Tier 4	14.0 Thousand Gals X \$9.36
				131.04
			Sewer	
			Sewer Base Charge	23.42
			Sewer Charges	29.0 Thousand Gals X \$7.20
				208.80
			Irrigation	
			Water Base Charge	22.37
			Water Tier 1	25.0 Thousand Gals X \$3.47
			Water Tier 2	13.0 Thousand Gals X \$6.94
			Water Tier 3	55.0 Thousand Gals X \$9.36
				514.80
			Total Current Transactions	1,151.35
			TOTAL BALANCE DUE	\$1,151.35



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1230930
Customer #	01551298
Balance Forward	0.00
Current Transactions	1,151.35
Total Balance Due	\$1,151.35
Due Date	11/6/2025

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

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

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

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

Invoice Number	2460099
Invoice Date	September 26, 2025
Customer Number	169052
Project Number	238202132

Bill To
Cobblestone Community
Development District
Accounts Payable
c/o Inframark
250 International Pkwy,
Suite 208
Lake Mary, FL 327246
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Cobblestone CDD

Stantec Project Manager:	Waag, Tyson
Authorization Amount:	\$6,592.00
Authorization Previously Billed:	\$6,420.75
Authorization Budget Remaining:	-\$7,547.50
Authorization Billed to Date:	\$14,139.50
Current Invoice Due:	\$7,718.75
For Period Ending:	September 19, 2025

Email Invoice: InframarkCMS@payableslockbox.com
CC: bryan.radcliff@inframark.com

Please contact Adam Fowler if you have any questions concerning this invoice.

E-mail: Adam.Fowler@Stantec.com

** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **

Thank you.

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

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

INVOICE

Page 2 of 2

Invoice Number

2460099

Project Number

238202132

Top Task 2025**2025 FY General Consulting****Professional Services****Billing Level**

Level 07

Nurse, Vanessa M	2.00	167.00	334.00
	2.00		334.00

Level 09

Nurse, Vanessa M	0.75	183.00	137.25
	0.75		137.25

Level 10

Rankin, Ashley Alexandra	1.25	190.00	237.50
Waag, R Tyson (Tyson)	35.00	190.00	6,650.00
	36.25		6,887.50

Level 14

Stewart, Tonja L	1.50	240.00	360.00
	1.50		360.00

Professional Services Subtotal	40.50	7,718.75
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Top Task 2025 Total**7,718.75**

Total Fees & Disbursements	\$7,718.75
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INVOICE TOTAL (USD)	\$7,718.75
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Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-04-03	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	REQUISITIONS	
2025-04-24	238202132	2025	Direct - Regular	NURSE, VANESSA M	1.50	167.00	250.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-04-28	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	FINANCIAL REVIEW	
2025-08-19	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	ENTERED FY2026 TASK INFO INTO PIPELINE & PREPARED TASK 2026 PSF	
2025-09-02	238202132	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	SENT FY2026 INFO TO PA TO OPEN 2026 TASK	
2025-06-24	238202132	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	190.00	95.00	PROJECT COORDINATION	
2025-08-26	238202132	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	190.00	95.00	CO COORDINATION	
2025-09-09	238202132	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PM SUPPORT	
2025-04-15	238202132	2025	Direct - Regular	STEWART, TONJA L	1.50	240.00	360.00	FOLLOW UP REGARDING CERTIFICATION	
2025-03-26	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.50	190.00	665.00	EMAIL CORRESPONDENCE WITH DM. BOARD MEETING PREPARATION AND MEETING ATTENDANCE (2HR). ADDITIONAL ROADWAY DEPRESSION FIELD REPORT. RESIDENT LOT FLOODING REPORT.	
2025-03-27	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	EMAIL CORRESPONDENCE WITH DM REGARDING ADDITIONAL ROADWAY REPAIR PROPOSALS AND THE RESIDENT PONDING CONCERN. CALL ACPLM REGARDING FINISHING ROADWAY REPAIR AND ADDITIONAL ROADWAY REPAIR PROPOSALS.	
2025-04-01	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	CALL ACPLM OFFICE REGARDING CONTRACTED REPAIR AND PROPOSALS. CALL WITH DM TO KEEP COMMUNITY INFORMED. EMAIL CORRESPONDENCE WITH CHAIR KEEPING HER INFORMED OF ACPLM SCHEDULE.	
2025-04-07	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	EMAIL CORRESPONDENCE WITH BOARD STAFF AND DM REGARDING ACPLM PROPOSALS. REACH OUT TO ACPLM TO CHECK STATUS OF PROPOSALS. RESPOND TO BOARD STAFF AND DM WITH TYPICAL SECTION EXCERPT.	
2025-04-08	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	CALL WITH BOARD STAFF, CALL WITH ACPLM, PROVIDE RESPONSE TO BOARD STAFF, AND FOLLOW UP EMAIL.	
2025-04-10	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	REVIEW "NOTICE TO OWNER", TEAM COORDINATION, AND RESPOND TO BOARD AND DM. CORRESPONDENCE WITH CONTRACTOR REGARDING NOTICE TO OWNER.	
2025-04-11	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH BOARD MEMBER, DM, AND CONTRACTOR REGARDING OUTSTANDING PROPOSAL AND NOTICE TO OWNER.	
2025-04-14	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH BOARD MEMBER, DM AND ACPLM REGARDING OUTSTANDING PROPOSAL AND INVOICE FOR COMPLETED WORK.	
2025-04-15	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	DISTRIBUTE ACPLM PROPOSAL TO BOARD AND DM.	
2025-04-16	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	CONTACT ACPLM REGARDING PROPOSALS. RESPOND TO DM AND BOARD REGARDING OUTSTANDING QUESTIONS ON ACPLM PROPOSAL WORK.	
2025-04-29	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FOLLOW UP WITH DM REGARDING OUTSTANDING TASKS AND PROPOSALS. EMAIL DM ACPLM PROPOSALS	
2025-04-30	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE (VIA TEAMS)	
2025-05-16	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH ACPLM TO ADDRESS BOARD MEMBERS QUESTIONS.	
2025-05-19	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	EMAIL CORRESPONDENCE WITH BOARD AND ACPLM. SPEAK WITH ACPLM REGARDING ADDITION OF MIAMI GUTTER INSTALLATION TO THEIR PROPOSAL. RESPOND TO M/I HOMES REP REGARDING GUTTER INSTALLATION.	

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-05-27	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	SPEAK TO ACPLM REGARDING ADDITIONAL CURLINE. EMAIL CORRESPONDENCE WITH DM.	
2025-05-28	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	SPEAK TO ACPLM AND SEND UPDATED PROPOSAL TO DM AND BOARD. MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-06-02	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.00	190.00	570.00	REVIEW FDOT AGREEMENT, DRAINAGE REPORT, PLANS, AND EXHIBITS FOR DC AND M/I HOMES. EMAIL CORRESPONDENCE WITH BOARD AND M/I HOMES. CALL WITH M/I HOMES. PROVIDE ACPLM WITH UPDATED SCOPE FROM M/I HOMES.	
2025-06-03	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	3.25	190.00	617.50	REVIEW FDOT AGREEMENT, DRAINAGE REPORT, PLANS, AND EXHIBITS FOR DC AND M/I HOMES. CORRESPONDENCE WITH EOR AND PROVIDE COMMENTS TO DC REGARDING FDOT AGREEMENT. SPEAK WITH ACPLM REGARDING UPDATING THEIR PROPOSAL BASED ON M/I HOMES SCOPE.	
2025-06-04	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	FDOT AGREEMENT: DISCUSSION WITH EOR AND DC. REVIEW FINAL DRAFT AND RESPOND TO DC.	
2025-06-09	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH M/I HOMES AND CDD BOARD.	
2025-06-10	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH M/I HOMES AND CDD BOARD. CONTACT ACPLM	
2025-06-11	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH M/I HOMES AND CDD BOARD. REVIEW EMAIL CORRESPONDENCE REGARDING TRAFFIC LIGHT PLAN	
2025-06-12	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.25	190.00	237.50	EMAIL CORRESPONDENCE WITH M/I HOMES AND CDD BOARD. CONTACT ACPLM	
2025-06-13	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH M/I HOMES AND CDD BOARD. CONTACT ACPLM	
2025-06-16	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH M/I HOME. CALL WITH ACPLM AND DISTRIBUTE UPDATED PROPOSAL.	
2025-06-19	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW EMAIL CORRESPONDENCE AND ROADWAY REPAIR PROPOSALS.	
2025-06-24	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW ACPLM AND FAC PROPOSAL AND RESPOND TO DC.	
2025-07-15	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH THE DM REGARDING DIRTY STREET AFTER FAC REPAIR.	
2025-07-16	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH THE DM REGARDING DIRTY STREET AFTER FAC REPAIR.	
2025-07-17	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL DM TO UPDATE THEM REGARDING PROJECT MANAGER AND DISTRICT ENGINEER CHANGES.	
2025-07-28	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	EMAIL CORRESPONDENCE REGARDING REVIEWING ROADWAY REPAIRS. REVIEW FAC PROPOSAL, PLAN SETS, AND FIELD PREPARATION.	
2025-07-29	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	190.00	380.00	EMAIL CORRESPONDENCE WITH BOARD AND DM. ON SITE VISIT TO VIEW ROADWAY REPAIRS. UPLOAD PHOTOS. RESPOND TO BOARD AND DM.	
2025-07-30	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	EMAIL CORRESPONDENCE WITH THE BOARD AND DM. MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE (TEAMS).	
2025-08-19	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM AND BOARD MEMBER REGARDING AMENITY CENTER PARKING LOT.	

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-08-20	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.25	190.00	237.50	SITE VISIT TO VIEW AMENITY CENTER PARKING LOT CONCERNS.	
2025-09-09	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINACIAL REVIEW	
2025-09-12	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING INVOICING.	
2025-09-15	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FINACIAL FORECAST	
Total subTask 2025					40.50		\$7,718.75		
Total Top Task 2025					40.50		\$7,718.75		
Total Project 238202132					40.50		\$7,718.75		

**INVOICE**

Page 1 of 2

Invoice Number	2471734
Invoice Date	October 22, 2025
Customer Number	169052
Project Number	238202132

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

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Cobblestone CDD

Stantec Project Manager:	Waag, Tyson
Authorization Amount:	\$29,092.00
Authorization Previously Billed:	\$14,139.50
Authorization Budget Remaining:	\$14,667.50
Authorization Billed to Date:	\$14,424.50
Current Invoice Due:	\$285.00
For Period Ending:	October 3, 2025

Email Invoice:	InframarkCMS@payableslockbox.com
CC:	bryan.radcliff@inframark.com
Billing Backup:	Yes

Please contact Adam Fowler if you have any questions concerning this invoice.

[E-mail: Adam.Fowler@Stantec.com](mailto:Adam.Fowler@Stantec.com)

** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **

Thank you.

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

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

INVOICE

Page 2 of 2

Invoice Number

2471734

Project Number

238202132

Top Task 2025**2025 FY General Consulting****Professional Services****Billing Level**

	Hours	Rate	Current Amount
--	--------------	-------------	-----------------------

Level 10

Waag, R Tyson (Tyson)	1.50	190.00	285.00
	1.50		285.00
Professional Services Subtotal	1.50		285.00

Top Task 2025 Total**285.00**

Total Fees & Disbursements	\$285.00
----------------------------	----------

INVOICE TOTAL (USD)	\$285.00
----------------------------	-----------------

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-09-22	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING DRAINAGE OBSERVATION.	
2025-09-23	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH VENDOR REGARDING DRAINAGE OBSERVATION.	
2025-09-24	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINACIAL REVIEW WITH PMA.	
2025-09-26	238202132	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	EMAIL CORRESPONDENCE WITH FIELD MANAGER AND VENDOR REGARDING DRAINAGE OBSERVATION. CALL WITH VENDOR REGARDING DRAINAGE OBSERVATION LOCATION.	
Total subTask 2025					1.50		\$285.00		
Total Top Task 2025					1.50		\$285.00		
Total Project 238202132					1.50		\$285.00		



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



4077 1 1
14-92910

COBBLESTONE CDD

Service Address: 3061 COBBLE CREEK BOULEVARD

Bill Number: 23256400

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	9/4/2025	1517	10/6/2025	3141	32	1624

Usage History

	Irrigation	Transactions
October 2025	1624	Previous Bill
September 2025	429	Payment 10/02/25
August 2025	307	Balance Forward
July 2025	214	Current Transactions
June 2025	460	Irrigation
May 2025	107	Water Base Charge
April 2025	302	Water Tier 1
March 2025	0	Water Tier 2
March 2025	54	Water Tier 3
February 2025	54	Total Current Transactions
January 2025	361	
December 2024	175	TOTAL BALANCE DUE



PAYING \$3,000.00 MONTHLY
WORKING ON LEAK ISSUE
EMAIL BACK UP
ATTACHED



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1217610
Customer #	01400688
Balance Forward	0.00
Current Transactions	14,696.63

Total Balance Due	\$14,696.63
Due Date	11/6/2025

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

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

COBBLESTONE CDD
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

Re: Cobblestone

From Bryan Radcliff <Bryan.Radcliff@Inframark.com>

Date Fri 10/24/2025 12:34 PM

To Teresa Farlow <Teresa.Farlow@Inframark.com>

Teresa,

Thank you. I contacted the water department and confirmed this is a legit charge and that there is a leak. They will be conducting some sort of leak detection on their end. I've also reached out to landscaping to determine the cause.

The water department has agreed to put a 90 day hold on this bill while we address. They recommend paying the average water bill amount for the next 3 months. We agreed to send \$3k per month. Please send this amount for the next 3 months while we figure this out.

Once we determine the cause and have it addressed the water department will look to have some sort of forgiveness issued. Thanks.

Bryan Radcliff | District Manager



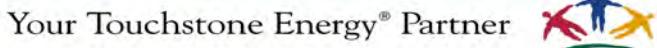
2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

(O) 813.873.7300 Ext 330

All invoices should be emailed directly to InframarkCMS@payableslockbox.com

To maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be to the sending party only or to the District Office at (813) 873-7300.

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its



STATEMENT

Customer

Name Cobblestone CDD
Address 2005 Pan Am Circle Suite 300
Tampa, FL 33607
(Attention: Stephen Bennett)

Date 08/25/25 WREC W.O. Number _____
Job Location Cobblestone Phase 2
Account Number 2371302

Please remit to: W.R.E.C.
Attn: Michael Gulvin, Engineering Dept.
30461 Commerce Drive
San Antonio, FL 33576

For questions regarding this statement, please contact: Michael Gulvin at Extension # 1130

30461 Commerce Drive, San Antonio, FL 33576
Phone (352) 588-5115 / Fax (352) 567-4376

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

Bill Date **10/13/2025**
Amount Due **49.74**
Current Charges Due **11/04/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Date	Reading	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/09	10/08	3674	3763				89

Comparative Usage Information

Average kWh

Period	Days	Per Day
Oct 2025	29	3
Sep 2025	32	3
Oct 2024	28	3

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



2 0 1 4 2 0 1 9

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

Previous Balance
Payment
Balance Forward

50.92CR
0.00

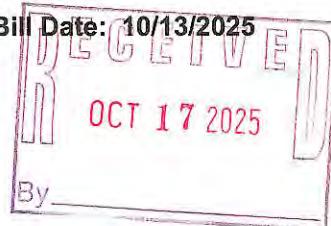
Customer Charge **39.16**
Energy Charge 89 KWH @ 0.06090 **5.42**
Fuel Adjustment 89 KWH @ 0.04400 **3.92**
FL Gross Receipts Tax **1.24**

Total Current Charges **49.74**
Total Due **E.F.T.** **49.74**

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.

Bill Date: **10/13/2025**



District: OP08

Use above space for address change ONLY.

2246427	OP08	Electronic Funds Transfer on or after 10/24/2025
COBBLESTONE CDD		TOTAL CHARGES DUE 49.74
2005 PAN AM CIR STE 300		DO NOT PAY
TAMPA FL 33607-6008		

6 25 2246427
795 COBBLESTONE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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 10/13/2025
Amount Due 1,381.75
Current Charges Due 11/04/2025

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

Date	From Reading	To 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
Payment
Balance Forward

1,381.75
1,381.75CR
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	1,381.75

E.F.T.

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

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.

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: 10/13/2025

Use above space for address change ONLY.

District: OP08



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

OP08

Electronic Funds Transfer on or after 10/24/2025
TOTAL CHARGES DUE 1,381.75
DO NOT PAY

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 10/13/2025
Amount Due 722.18
Current Charges Due 11/04/2025

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/09	67492	10/08	73831				6339

Comparative Usage Information

Average kWh

Period	Days	Per Day
Oct 2025	29	219
Sep 2025	32	229
Apr 2025	0	0

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



2 0 1 4 2 0 1 9

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

Previous Balance

828.35

Payment

0.00

Balance Forward

Customer Charge	39.16
Energy Charge 6,339 KWH @ 0.06090	386.05
Fuel Adjustment 6,339 KWH @ 0.04400	278.92
FL Gross Receipts Tax	18.05

Total Current Charges

722.18

Total Due

E.F.T.

722.18

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.

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: 10/13/2025

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 10/24/2025
TOTAL CHARGES DUE 722.18
DO NOT PAY

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Cobblestone CDD – Emergency Meeting

Board Meeting Date: 10/06/2025

	Name	In Attendance (Please 'X')	Paid
1	Tatiana Pagan	<input type="checkbox"/> X	NOT PAID
2	Aaron Spinks	<input type="checkbox"/> X	NOT PAID
3	Jarred Rossi	<input type="checkbox"/> X	NOT PAID
4	Lee Thompson	<input type="checkbox"/> X	\$200
5	John Blakley	<input type="checkbox"/> X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

10/06/2025
Date

PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Cobblestone CDD – Regular Meeting

Board Meeting Date: 10/22/2025

	Name	In Attendance (Please 'X')	Paid
1	Tatiana Pagan	<input type="checkbox"/> X	NOT PAID
2	Aaron Spinks	<input type="checkbox"/> X	NOT PAID
3	Jarred Rossi	<input type="checkbox"/> no	NOT PAID
4	Lee Thompson	<input type="checkbox"/> X	\$200
5	John Blakley	<input type="checkbox"/> X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

10/22/2025
Date

PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Cobblestone CDD – Emergency Meeting

Board Meeting Date: 10/06/2025

	Name	In Attendance (Please 'X')	Paid
1	Tatiana Pagan	<input type="checkbox"/> X	NOT PAID
2	Aaron Spinks	<input type="checkbox"/> X	NOT PAID
3	Jarred Rossi	<input type="checkbox"/> X	NOT PAID
4	Lee Thompson	<input type="checkbox"/> X	\$200
5	John Blakley	<input type="checkbox"/> X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

10/06/2025
Date

PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Cobblestone CDD – Regular Meeting

Board Meeting Date: 10/22/2025

	Name	In Attendance (Please 'X')	Paid
1	Tatiana Pagan	<input type="checkbox"/> X	NOT PAID
2	Aaron Spinks	<input type="checkbox"/> X	NOT PAID
3	Jarred Rossi	<input type="checkbox"/> no	NOT PAID
4	Lee Thompson	<input type="checkbox"/> X	\$200
5	John Blakley	<input type="checkbox"/> X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

10/22/2025
Date

PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/15/25-10/15/25	COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account
10/15/2025	Deirdre Bonett	TB320362
Total Amount Due	Invoice Number	
\$110.00	58836-101525	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/15/25	10/15/25	58836	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Regular MEeting Affidavit Fee	2	1.00x47.00 L	\$108.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
10/15/25-10/15/25	COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account
10/15/2025	Deirdre Bonett	TB320362
Total Amount Due	Invoice Number	
\$110.00	58836-101525	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

COBBLESTONE CDD
 2005 Pan Am Cir Ste 300
 Tampa, FL 33607-6008

Tampa Bay Times

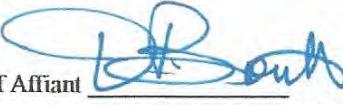
Published Daily

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 Regular MEeting was published in said newspaper by print in the issues of 10/15/25 or by publication on the newspaper's website, if authorized.

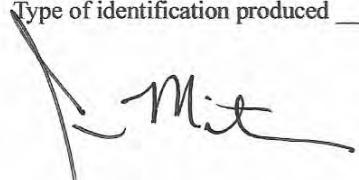
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published 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.

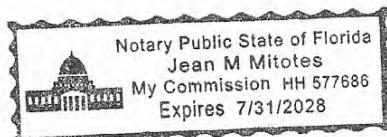
Signature of Affiant 

Sworn to and subscribed before me this 10/15/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced 



NOTICE OF REGULAR MEETING COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT	
<p>NOTICE IS HEREBY GIVEN that the Board of Supervisors of Cobblestone Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them on Wednesday, October 22, 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.</p> <p>This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.</p> <p>There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.</p> <p>Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 4-1-1, who can aid you in contacting the District Office.</p> <p>If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.</p>	
Bryan Radcliff District Manager Run Date: October 15, 2025	58836

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/5/25-10/5/25	COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account
10/5/2025	Deirdre Bonett	TB320362
Total Amount Due		Invoice Number
\$166.50		58392-100525

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/5/25	10/5/25	58392	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Meeting Schedule Affidavit Fee	2	1.00x49.00 L	\$164.50 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
10/5/25-10/5/25	COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account
10/5/2025	Deirdre Bonett	TB320362
Total Amount Due		Invoice Number
\$166.50		58392-100525

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

COBBLESTONE CDD
 2005 Pan Am Cir Ste 300
 Tampa, FL 33607-6008

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/5/25-10/5/25	COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account
10/5/2025	Deirdre Bonett	TB320362
Total Amount Due		Invoice Number
\$159.50		58717-100525

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/5/25	10/5/25	58717	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Emergency Meeting Affidavit Fee	2	1.00x47.00 L	\$157.50 \$2.00

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Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
10/5/25-10/5/25	COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account
10/5/2025	Deirdre Bonett	TB320362
Total Amount Due		Invoice Number
\$159.50		58717-100525

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REMIT TO:

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

COBBLESTONE CDD
 2005 Pan Am Cir Ste 300
 Tampa, FL 33607-6008

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01773P

Date 08/22/2025

Attn:
Cobblestone CDD Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-01773P	\$1,008.00
Public Board Meetings RE: Cobblestone Board of Supervisors Meeting on September 18, 2025 Published: 8/22/2025, 8/29/2025	

Important Message	Paid	()
Please include our Serial # on your check	Total	\$1,008.00

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

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3rd Floor

Sarasota, FL 34236

, 941-906-9386 x322

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-02090P

Date 11/15/2024

Attn:
Cobblestone CDD Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 24-02090P	\$105.00
Meeting Notice	
RE: Public Meeting on November 27, 2024	
Published: 11/15/2024	

Important Message	Paid	()
Please include our Serial # on your check	Total	\$105.00

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

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Business Observer

1970 Main Street

3rd Floor

Sarasota, FL 34236

, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF SUPERVISORS FOR THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Cobblestone Community Development District (the "District"). The District is generally located East of US 301, South of Chancey Road, and West of Highway 39, in Pasco County, FL, and which comprises parcels of land containing approximately 248.617 acres, m.o.l., within Sections 22, 23, 26 and 27, Township 26 South, Range 21 East. This Notice is to advise that a meeting of the landowners of the District will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 27, 2024 and February 3, 2025

TIME: 10:00 AM

PLACE: The SpringHill Suites by Marriott Tampa Suncoast Parkway
located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

The Landowners' Meeting and Election will be opened on November 27, 2024, at 10:00 AM, and will be continued until February 3, 2025, at 10:00 AM. Each landowner may vote in person or by written proxy. Each Landowner may vote in person or by written proxy at the Landowners' Meeting and Election on November 27, 2024 at 10:00 AM, or and the continued Landowners' Meeting and Election on February 3, 2025 at 10:00 AM. Proxy forms may be obtained upon request at the Office of the District Manager, Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At the Landowners' Meeting and Election, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the Landowners' Meeting and Election, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The Landowners' Meeting and Election is open to the public and will be conducted in accordance with the provisions of Florida law. The Landowners' Meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the landowners' meeting may be obtained from Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where staff will participate remotely by speaker telephone or similar technology.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any action with respect to any matter considered at the landowners' meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Bryan Radcliff, District Manager

November 15, 2024

24-02090P

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-02044P

Date 11/01/2024

Attn:
Cobblestone CDD Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 24-02044P	\$102.81
Notice of Meeting	
RE: Cobblestone Public Meeting on November 5, 2024	
Published: 11/1/2024	

Important Message	Paid	()
Please include our Serial # on your check	Total	\$102.81

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

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Sarasota, FL 34236
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INVOICE

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DATE: November 5, 2024 and
February 3, 2025

TIME: 10:00 AM

PLACE: The SpringHill Suites by
Marriott Tampa Suncoast Parkway
located at 16615 Crosspointe Run,
Land O'Lakes, FL 34638.

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Bryan Radcliff, District Manager

Run Dates: November 1st, 2024,
January 12, 2025 and January 19, 2025
November 1, 2024 24-02044P

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FloridaCommerce, Special District Accountability Program

Check mailed Separately

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025	Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Invoice No: 93590
					Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:



Cobblestone Community Development District
Mr. Bryan Radcliff
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607



2. Telephone: 813-397-5121 Ext:
3. Fax: 813-873-7070
4. Email: bryan.radcliff@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: cobblestonecdd.com
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 01/18/2022
11. Creation Document on File: 01/18/2022
12. Date Established: 12/09/2021
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinance 21-39
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/17/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



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

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

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

Customer Number	PO Number	Invoice Date	Terms
W4C5595		9/29/2025	Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
REX Button No Touch w/ Manual Override Mullion	1.00	\$0.00	\$0.00
Trip Charge	1.00	\$79.00	\$79.00
Subtotal:			\$79.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
9/29/2025	613156	Service	\$79.00	\$79.00

Replace push to exit button inside gate



Steadfast Alliance

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

Invoice

Date	Invoice #
7/10/2025	SA-13598

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SE1582
Cobblestone Fence Line Mow

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project				
				Net 30	SE1582 Cobblestone Fence Line Mow				
Description		Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
This proposal is for mowing the overgrown vegetation in the area highlighted in the attached aerial.		1	4,970.00	0			100.00%	4,970.00	4,970.00
Steadfast crew will mow and remove vegetation from this section utilizing tractor with bush hog attachment and hand tools. Area around drainage pipe will be cleared out to allow for water to drain out smoothly. Grate drain will also have Rip Rap installed around it to slow down water velocity.									

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	\$4,970.00
Payments/Credits	\$0.00
Balance Due	\$4,970.00



Steadfast Alliance

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

Invoice

Date	Invoice #
9/30/2025	SA-16074

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.		Account #	Cost Code	Terms	Project
	5109				Net 30	SM1191 Cobblestone CDD
Quantity	Description			Rate	Serviced Date	Amount
1	Water Management Program- September Inspection for Common area & Amenity center 3 clogged nozzles 7 drip cut Zone 18 facing pond left side second tree in no water possible clog zone line All repairs have been made			0.00	9/11/2025	0.00
1	Irrigation Parts 3-nozzles 6-drip coupling			19.50		19.50
1	Irrigation Labor			85.00		85.00

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	\$104.50
Payments/Credits	\$0.00
Balance Due	\$104.50



Steadfast Alliance

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

Invoice

Date	Invoice #
9/30/2025	SA-16080

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

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

P.O. No.	W.O. No.		Account #	Cost Code	Terms	Project
	5232				Net 30	SM1191 Cobblestone CDD
Quantity	Description			Rate	Serviced Date	Amount
1	Emergency Irrigation Service Request- it was reported to us by Tatiana that there was an active leak at pond 4. We dispatched our technicians to investigate and repair. They found a damaged valve for zone 18 and a broken 1-1/2" mainline that was a stub up above ground. Our tech capped the line below ground as everything else is getting watered. All repairs have been made. Emergency Service Call fee applied. Includes 1st hour and drive time			175.00	9/16/2025	175.00
1	Irrigation Parts 2- 1 1/2" coupling 1- 1 1/2" Tee 2- 1-1/2" hunter valves			227.50		227.50
1	Irrigation Labor for 2 tech @ an additional 1.5 hours each			255.00		255.00

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	\$657.50
Payments/Credits	\$0.00
Balance Due	\$657.50



Cobblestone CDD

Field Inspection Report - December - Steadfast

Monday, December 1, 2025

Prepared For Board of Supervisors

17 Items Identified

Paul Young

District Field Inspector

Green - Completed

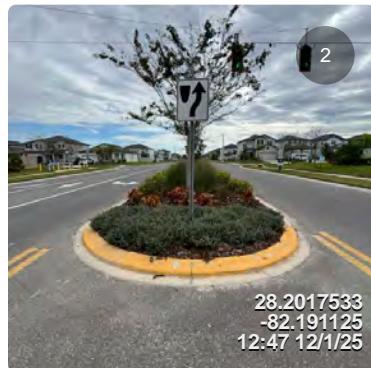
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Main Entrance

Assigned To: Steadfast

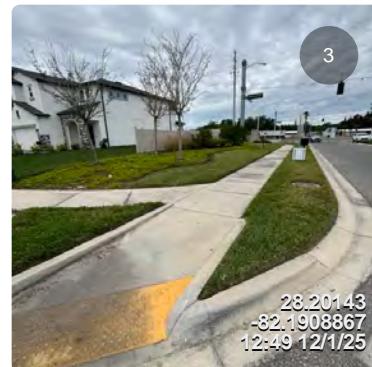
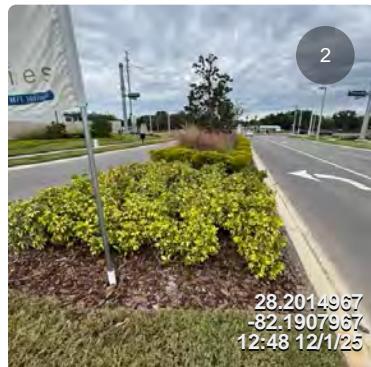
- 1). North entrance beds look healthy and vibrant.
- 2). Center median is well maintained.
- 3). South entrance beds look healthy and vibrant.



Item 2 - Entrance Landscape Beds

Assigned To: Steadfast

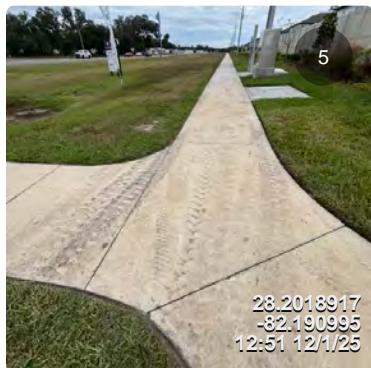
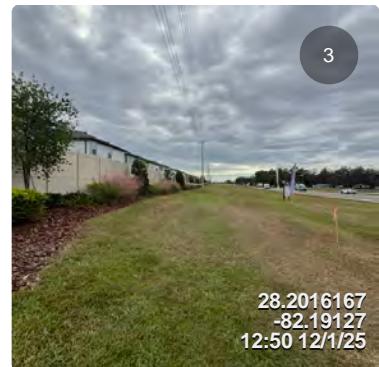
Landscape plants look healthy. Petra crotons that were struggling were replaced on warranty.



Item 3 - US301 Landscape and Sod Maintenance

Assigned To: Steadfast

- 1). US301 south drainage has been maintained.
- 2). South property buffer is maintained.
- 3). South 301 landscape beds are detailed.
- 4). North 301 landscape beds are maintained.
- 5). Pressure washing estimates pending approval.



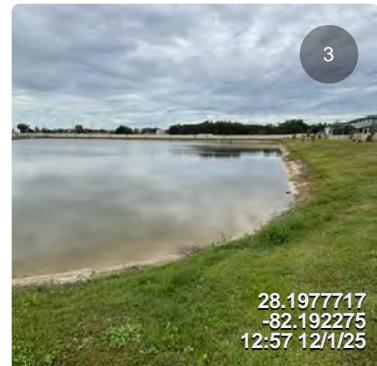
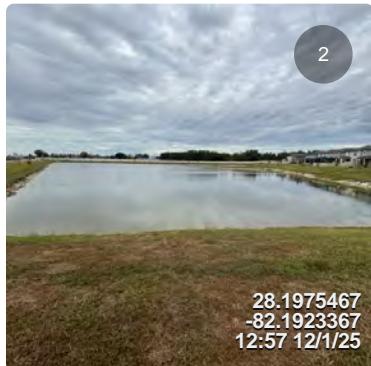
Item 4 - Pond SW1

Assigned To: Horner Environmental

SW1 was treated by Horner on 11/25/25, all areas showing new vegetation was treated.

Pond banks have been maintained.

Steadfast - treat all active ant mounds observed during each service visit. Scheduled for 12/8.



Item 5 - Southern Property Boundary

Assigned To: Steadfast

- 1). Viburnum bush is well maintained.
- 2). Treatments were applied to Viburnum bush due to white fly, no flies observed during inspection.
- 3). Keep all manhole covers clear of overgrowth. **Scheduled for 12/8.**



Item 6 - Pond SW2

Assigned To: Horner Environmental

- 1). Horner technician treated pond on 11/25/25.
- 2). Treatments include: See attached aquatics report.
- 3). Overgrowth fence maintenance is maintained.

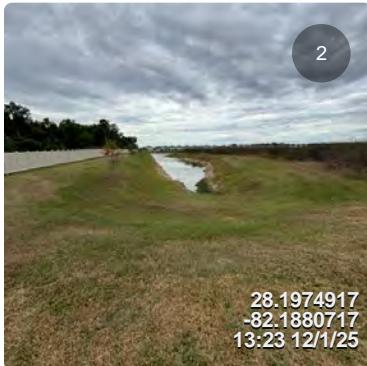
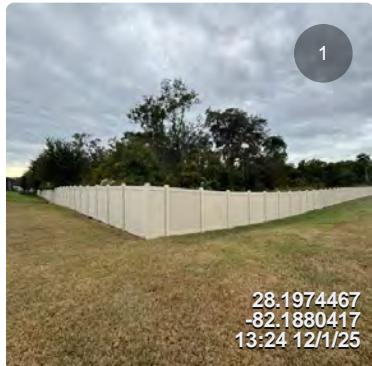


Item 7 - SW2 Sunny Pebble Loop Easement

Assigned To: Steadfast

Access to SW2 buffer is maintained. South property fence has one tree branch encroaching, cut back during scheduled maintenance. Keep manhole covers clear of overgrowth.

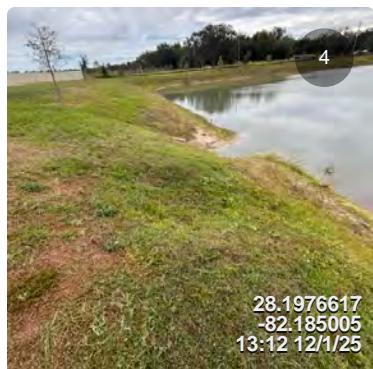
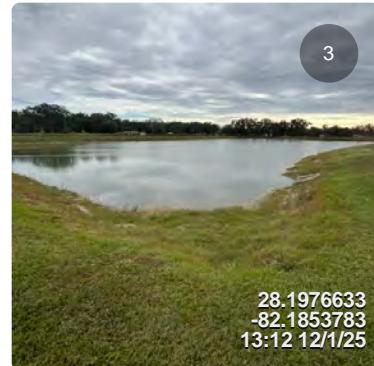
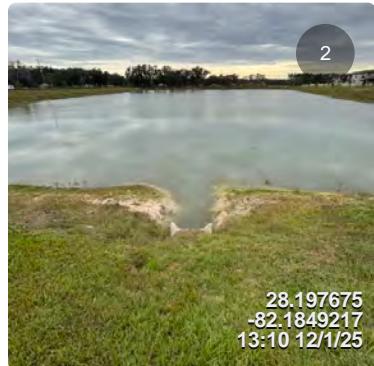
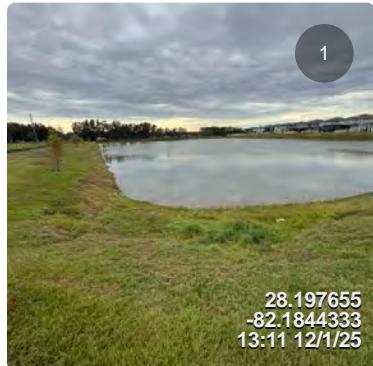
Scheduled for 12/8.



Item 8 - Pond SW3

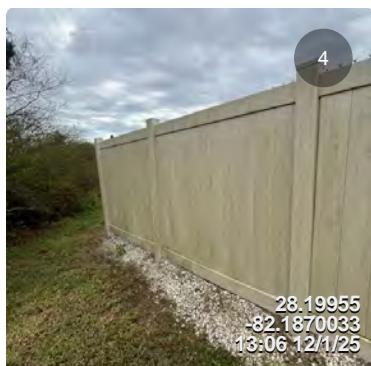
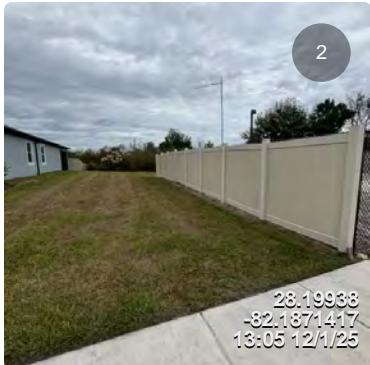
Assigned To: Horner Environmental

Horner treated pond for filamentous and planktonic algae. Pond banks and tree rings have been maintained by Steadfast.



Item 9 - Cobble Creek Blvd

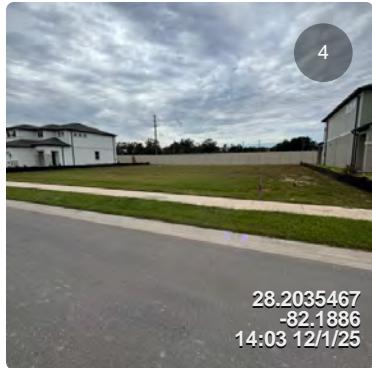
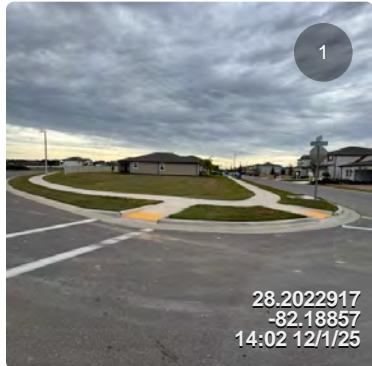
- 1). Road extension is under construction.
- 2). Lift station sod is maintained.
- 3). Inframark Maintenance Solutions has revised pressure washing to include the lift station fencing.



Item 10 - Autumn Rock Drive Pocket Lots

Assigned To: Steadfast

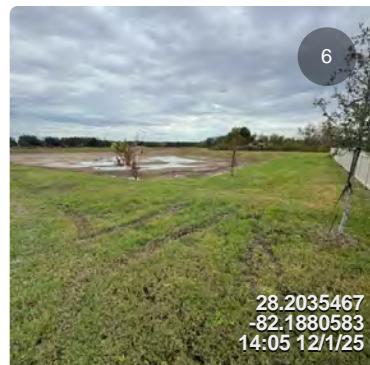
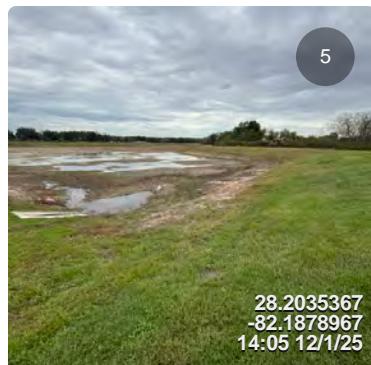
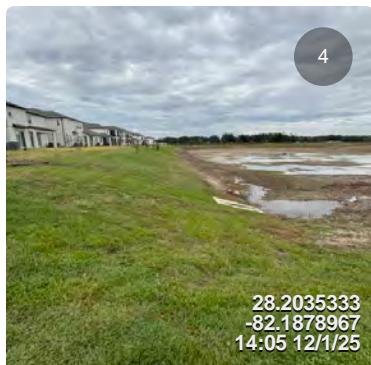
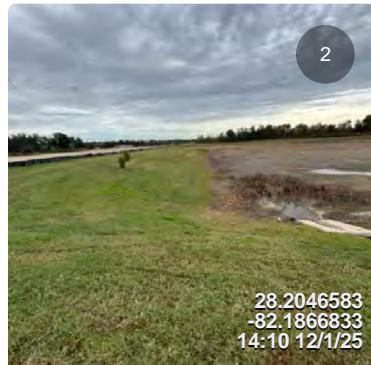
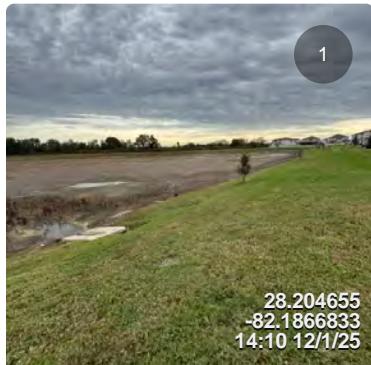
Steadfast has maintained all lots.



Item 11 - Pond SW4

Assigned To: Horner Environmental

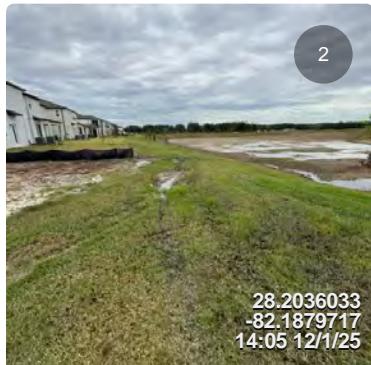
Pond 4 water levels are low.



Item 12 - SW4

Assigned To: Steadfast

Pond banks have been maintained. Caution tape added to areas of interest.

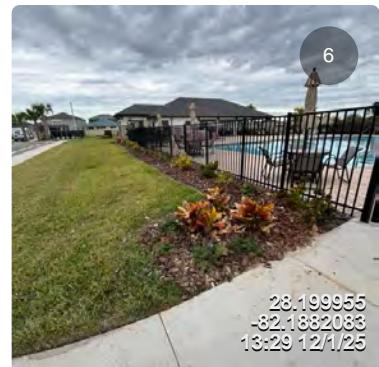
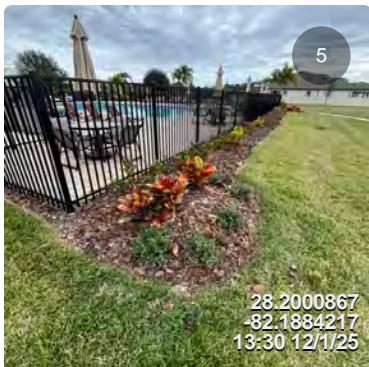
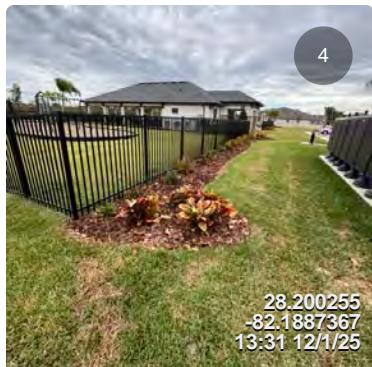


Item 13 - Amenity Center

Assigned To: Steadfast

Ant mound at entrance has been treated and mound reduced. Mailbox kiosk is clean.

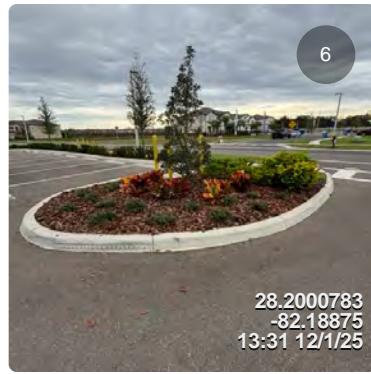
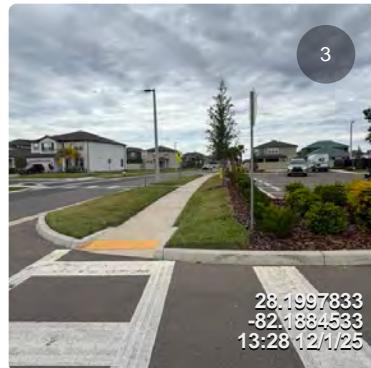
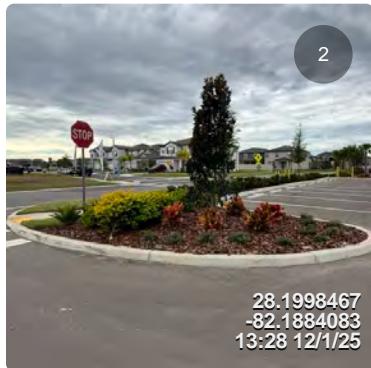
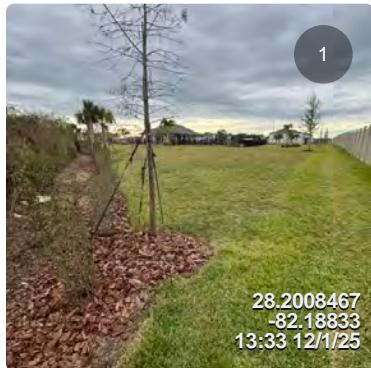
Landscape plants look healthy and vibrant.



Item 14 - Amenity Landscape

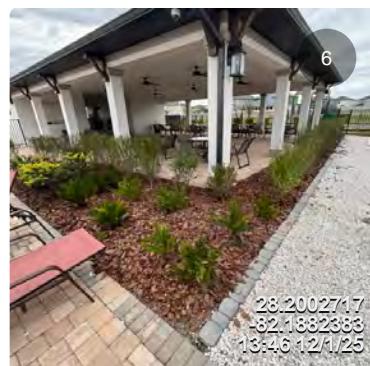
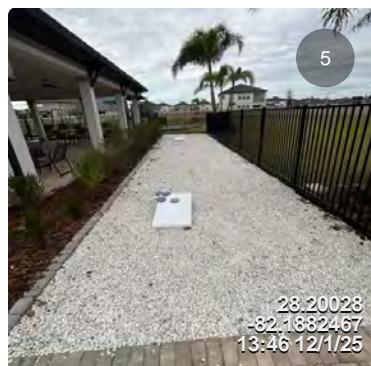
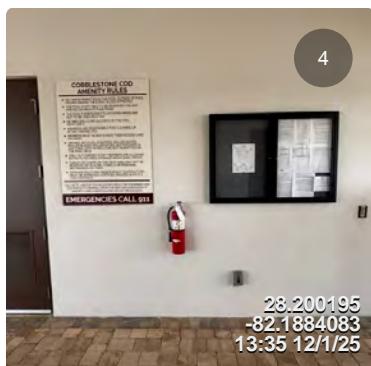
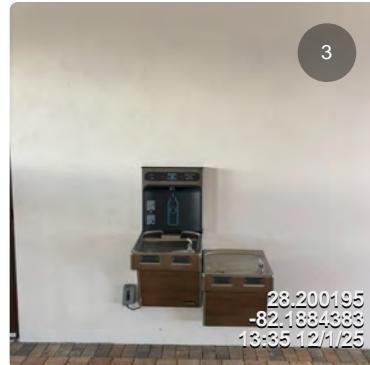
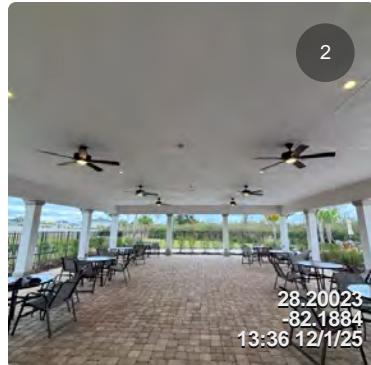
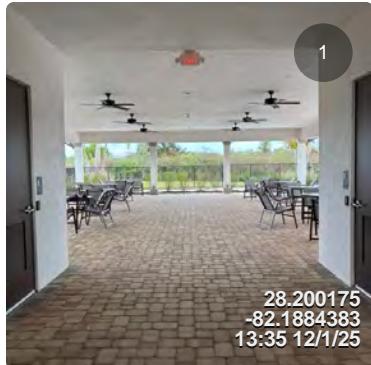
Assigned To: Steadfast

Landscape plants look healthy and vibrant. Parking lot beds are well maintained.



Item 15 - Amenity

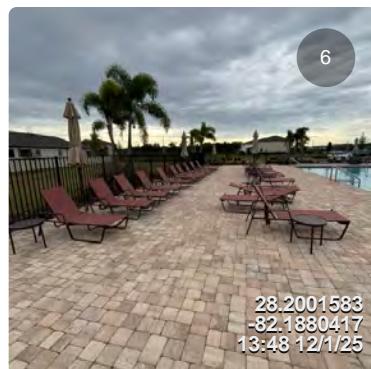
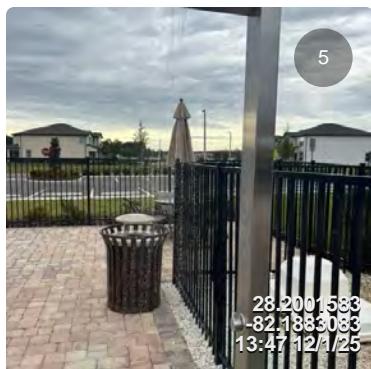
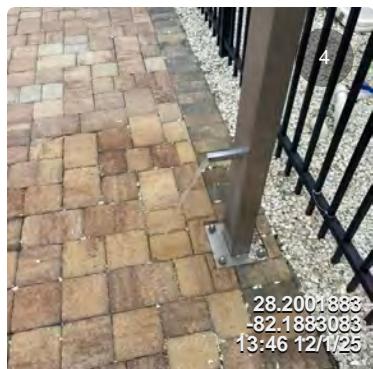
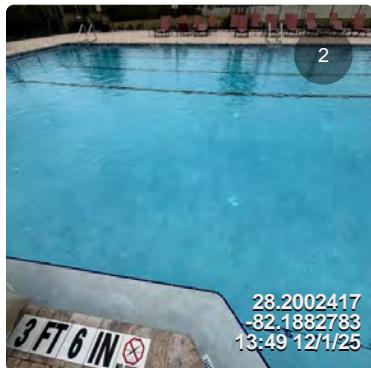
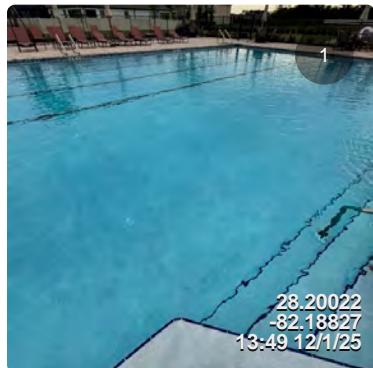
- 1). Bathrooms are clean and operational.
- 2). Fans and lights are operational.
- 3). Water fountains are working.
- 4). Community board is legible.
- 5). Shell bed is clear of weeds.
- 6). Struggling plants have been replaced.



Item 16 - Pool

Assigned To: District

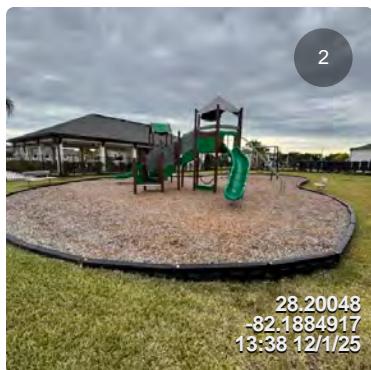
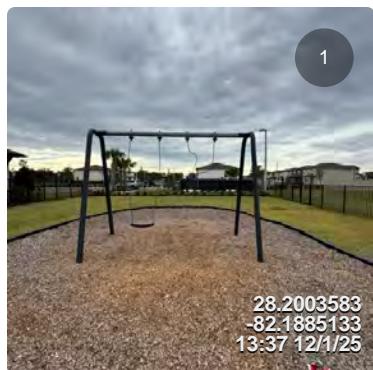
Pool is clear and blue - Cooper pools technician was on-site during inspection. Furniture is clean, shower is operational. ADA chair is operational.



Item 17 - Playground

Assigned To: Steadfast

- 1). Sod is maintained.
- 2). Playground equipment is intact and operational.





Horner Environmental Professionals

28536 Walker Dr, Wesley Chapel, FL 33544

PH: (813) 907-9500

HORNERENVIRONMENTAL.COM

Cobblestone CDD

Aquatic Maintenance Service Report

November 2025

Aquatic Technician: Luke Horner

Prepared by: Jason James/Aquatics Manager

Jjames@hornerenvironmental.com

(813)-892-9831

Treatment Date:

11/25/25



Horner
Environmental
Professionals

*

Pond 1: The pond is currently in good overall condition with no major issues observed. The primary concern has been the accumulation of trash and debris, which was addressed during this service. All areas showing new vegetation growth were treated

Pond 2: Vegetation within Pond 2 has been treated and is in good overall condition. This treatment included the use of algicides to reduce filamentous algae within the pond.

Pond 3: Vegetation within Pond 3 has been treated and is in good overall condition. This treatment included the use of algicides to reduce filamentous and planktonic algae within the pond.

Pond 4: Water levels are still very low. Vegetation has been treated within the pond and water levels will continue to be monitored.



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