

Cobblestone Community Development District

January 28, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 288 118 779 426 2 PASSCODE: 46EC3xs7

[JOIN THE MEETING NOW](#)

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
Kelly Dattler, Administrative Assistant III

Regular Meeting Agenda Wednesday, January 28, 2026 – 10:00 a.m.

The Regular Meeting of Cobblestone Community Development District will be held at **Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544.**

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. Consideration of Revised Pressure Washing Scope of Service**
 1. Inframark Pressure Washing Proposal
 - B. Consideration of CLS Storm Drain Cleanout Proposal**
 - C. Consideration of KB Homes Legal Matter**
 1. Second Letter to KB Home
 2. Pond 3 Water Reduction Photos
 - D. Discussion of Updates on Pond Erosion/Dewatering**
 1. Stantec Pond Erosion/Dewatering Summary
 - E. Discussion of Depression Repair**
 - F. Consideration of Steadfast Proposal for Pool Equipment Rock Touch Up**
 - G. Consideration of Steadfast Proposal for Mailbox Tree Replacement**

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

H. Consideration of Transferring General Funds from Truist to Valley Bank

5. Consent Agenda

A. Approval of Meeting Minutes

1. December 18, 2025 Regular Meeting Minutes

B. Acceptance of Financials

1. November 2025

2. December 2025

C. Acceptance of the Check Registers

1. November 2025

2. December 2025

D. Consideration of Operations and Maintenance Report

1. November 2025

2. December 2025

6. Staff Reports

A. Field Inspection Report

1. January Field Inspection Report

B. District Counsel

C. District Engineer

D. District Manager

7. Supervisor Requests

8. Audience Comments – *Three- (3) Minute Time Limit*

9. Adjournment

The next meeting is scheduled for February 25, 2026 at 10:00 a.m.

Proposal from Inframark LLC



Company:

Inframark LLC
656-247-3501
nmontagna@inframark.com
2005 Pan Am Cir Suite 300, Tampa, FL 33607

Customer:

Cobblestone CDD
bryan.radcliff@inframark.com
2005 Pan Am Cir 300, Tampa, FL 33607

Job location:

2005 Pan Am Cir 300, Tampa, FL 33607

Accept proposal

Reject

Estimate #: 1059
Total: \$5,597.56
Date: 1/22/2026
Valid Until: 1/22/2027

- Pressure washing
- Entrance sidewalks
- Entrance medians
- Amenity sidewalks and mailbox areas
- Lift station sidewalks/driveways and fencing
- All ADA sidewalk ramps
- All CDD sidewalks shown highlighted in blue on map

Parts of CDD Fence line (highlighted on map)
Sidewalk on exterior of neighborhood along 301

Proposal Summary

Pressure washing

Pressure washing Each service is priced at \$5,597.56. The price of \$5,597.56 pertains to each service based on two services per year. Total cost per year for two services is \$11,195.12. After One year of service to the Cobblestone CDD, pricing will be reviewed.

1 x \$5,597.56	\$5,597.56
	<hr/>
Subtotal:	\$5,597.56
Total:	\$5,597.56

Images



Cobblestone Map

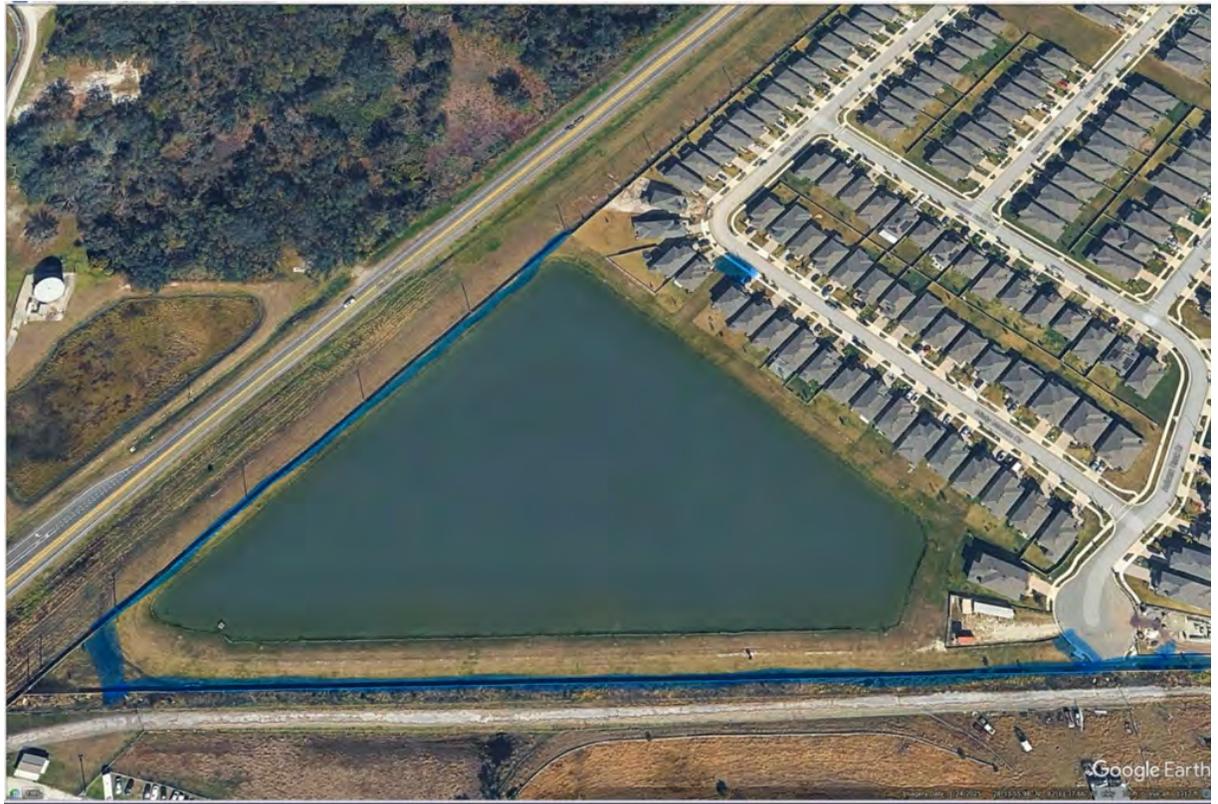
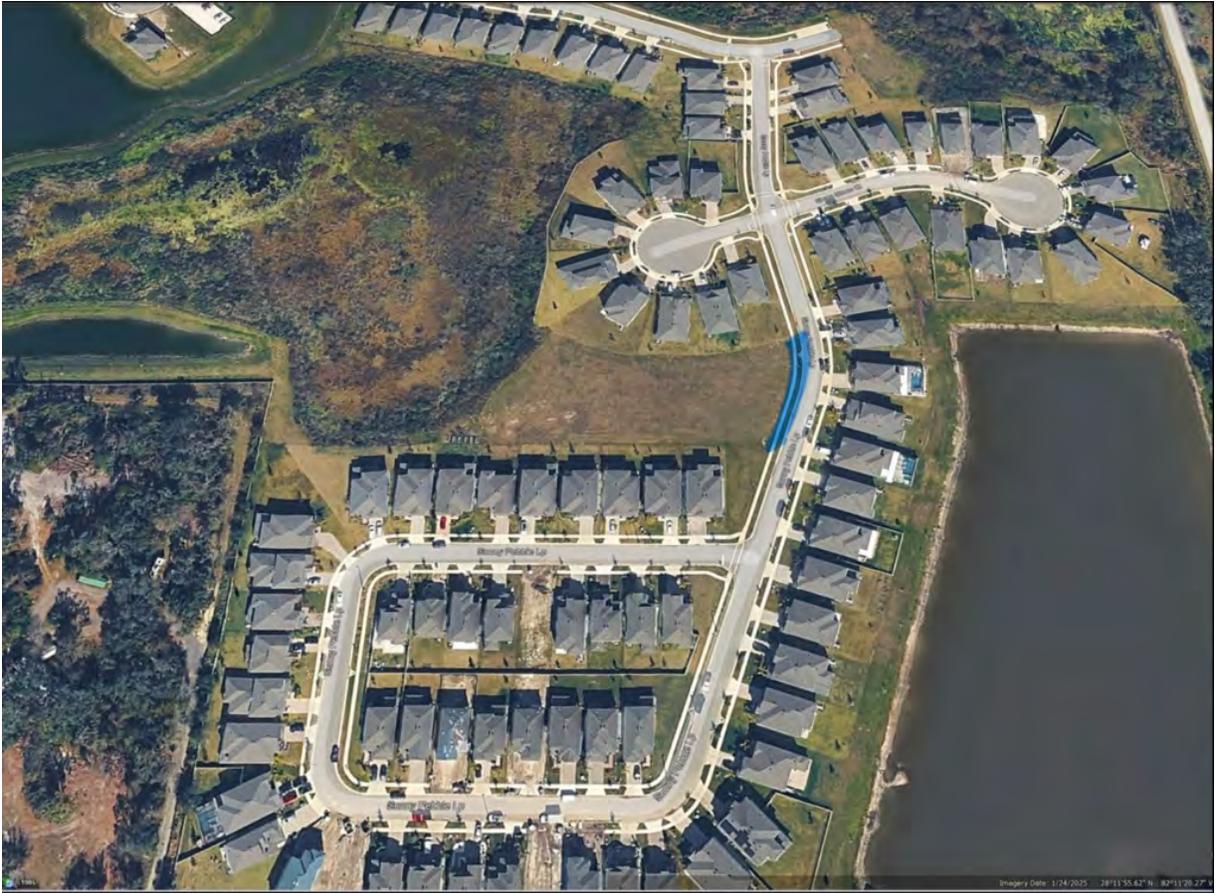
This site is protected by reCAPTCHA and the Google [Privacy Policy](#) and [Terms of Service](#) apply.

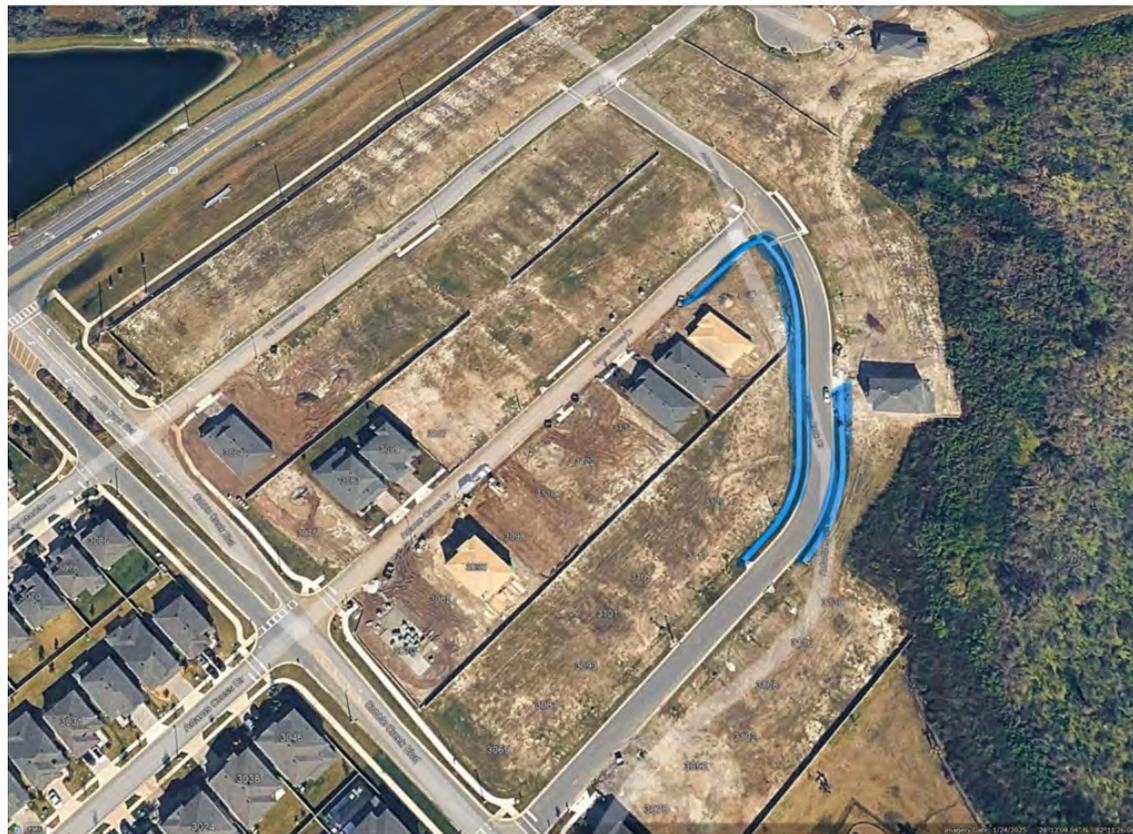


n











Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
11/10/2025	00000418

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

Project
Storm Drain Cleanout

Description	Qty	U/M	Rate	Total
<p>Storm Drain Structure Clean Out Project: Hydro-jetting inlet storm drain structure to clear structure of obstruction.</p> <p>CLS, Inc. will arrive onsite within the approximate time specified in the Notice to Proceed to mobilize equipment and materials. Upon mobilization, CLS, Inc. will set up Maintenance of Traffic (MOT), install safety control devices around open inlet storm drain structure. Subsequently, CLS will begin to clear the structure using appropriate methods to restore proper water flow and return the structure to operational condition. Debris removal will be achieved through Hydro-jetting, employing high-pressure water to clean and clear system of debris from the storm drain structure. Once the structure is cleared and proper water flow is restored, CLS will conduct visual observation of structure for any additional damage. If damage is observed, CLS will promptly notify the Project Representative and may provide separate proposals for recommended repairs.</p> <p>The procedure includes:</p> <ul style="list-style-type: none"> • Mobilization • Setup MOT & install safety control devices around open inlet storm drain structure • Restore proper water flow using hydro-jetting • Conduct visual observations • Notify project representative if damage is observed & may provide recommended repair proposals • Demobilization 	1	ea	5,790.40	5,790.40

Initial:

Continued on next page...



Consolidated Land Services, Inc.

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

Date	Estimate #
11/10/2025	00000418

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

Project
Storm Drain Cleanout

Description	Qty	U/M	Rate	Total
<p>*Track mat systems will be utilized to minimize disturbances to access points and work areas.</p> <p>*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.</p> <p>*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.</p> <p>*CLS, Inc. is not responsible for irrigating or watering re-vegetated/sodded areas. In the event, watering is requested, a proposal may be provided.</p> <p>*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.</p> <p>*Project Owner is responsible for all permitting requirements, marking irrigation and private utilities. CLS, Inc. will call in commercial utility locates as required.</p>				

Approved by:	<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>
	Total \$5,790.40

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

c/o Inframark Community Management
2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
(O) 813.873.7300 Ext 330

January ___, 2026

VIA FEDERAL EXPRESS

Mr. Michael Dady
Vice President of Land Acquisitions
KB Home, Tampa Division
4105 Crescent Park Drive
Riverview, FL 33578

Re: Cobblestone Community Development District, Pond SW-3

Dear Mr. Dady,

We are writing as a follow-up to our prior October 10, 2025 correspondence wherein we addressed the erosion issue affecting the District’s Pond 3/ Tract “SW-3” (“**Pond 3**”). A copy of that prior correspondence is attached as **Exhibit A**. By way of update, the District’s Engineer has completed the investigation of the erosion issue, and approved a proposed repair to correct the damage. See proposal attached as **Exhibit B**. Further, the District Engineer determined that the dewatering activities of KB Home (“**KB**”) did in fact cause a portion of the erosion damage along the lake – specifically, ___% of the damage, calculated by dividing _____ linear feet of shoreline repair attributable to the KB dewatering by _____ linear feet for the total repair. Based on that percentage split, KB is responsible for payment of \$_____ (“**KB Amount**”) for the repair.

Please remit payment to the District for the KB Amount within 10 days of this letter. If you have any questions, please let us know. While we don’t wish to be overly formal, please understand that the District reserves all rights in equity and in law with regard to this matter, and nothing herein is intended to waive any such rights.¹ We appreciate your assistance with this matter.

Sincerely,

Bryan Radcliff, District Manager

Exhibit A: October 10, 2025 Correspondence

Exhibit B: Erosion Repair Proposal

cc: Ms. Tonja Stewart and Mr. Tyson Waag, District Engineer

¹ Note that the District’s third party engineer did report that additional remediation may be required to repair any pond bottom drainage conduits/seams/zones that may have been opened by the adjacent dewatering operation, but we are unable to determine if that is the case or the extent of any such damage at this time.



COBBLESTONE CDD POND 3 Water Reduction Photos



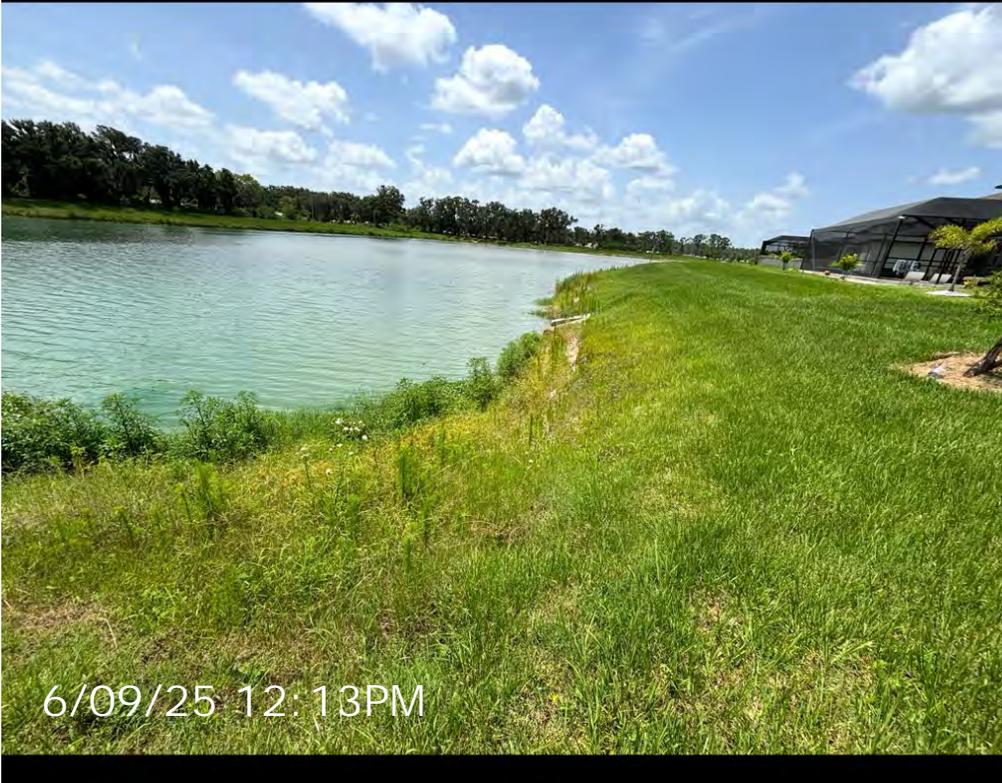
SCAN HERE
For Our Services

Inframark Maintenance Solutions —
For All Your Home Exterior Needs.





Pond 3





Pond 3



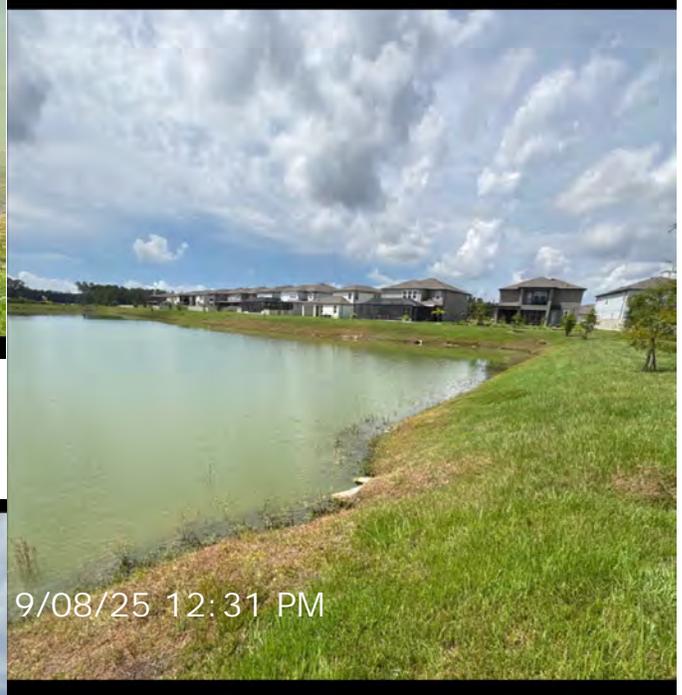


Pond 3



Pond 3

Pond 3





Pond 3



Pond 3



Pond 3



Pond 3
January 07, 2026



Pond 3
January 07, 2026



Pond 3 January 07, 2026



Pond 3 January 07, 2026



Summary: Stantec - our District Engineer co. Has stated the following

1. At that December CDD meeting, the Board approved to move forward with the CLS Vendor to restore the North end of the pond bank - **Total Approved Amount - \$42,150.09 // We discussed this prior to the CDD meeting ☺☺**
2. We met with CLS onsite in January to see the current conditions of the pond banks. They were flared-end repairs needed **(FES Repairs)** around the storm drains and clean-out; **Estimates 440,441,442,443 - Total amount \$39,773.56**
3. There are **erosion repairs needed - Estimate 444 - total amount \$72,355.23**

Total on Approved Amount \$ 42,150.09

Total Additional Amount - \$112,128.68

Grand Total - \$154,578.77 for Pond 3 repairs.

Measuring the areas of repairs that were contributed by the dewatering project of KB Homes -

45% of FES repairs = \$25,030.26 (of \$55,622.80 in total)

55% of erosion repairs = \$54,260.84 (of \$98,656.08 in total) . Erosion was measured based on sluffing of the pond bank that had exposed sand and no vegetation growth, showing the recent erosion occurrence

Total to KB Homes = \$79,291.10 (of \$154,278.88 in total, which is ~51.4%)

Leaving the Cobblestones CDD to cover \$74,987.00 for the pond repair costs.



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
 1/19/2026

BILL TO

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

SHIP TO

SM1191
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to touch up the rock inside of the pool equipment fencing. Price includes materials and labor.			
Limestone - #57 - Per Cubic Yard	1.00	450.00	450.00

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

TOTAL 450.00

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
 1/19/2026

BILL TO

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

SHIP TO

SM1191
 Cobblestone CDD

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to remove the deciduous Maple tree at the mailboxes and replace with a Magnolia. Price includes materials, labor, and dump fees.			
Magnolia - Little Gem - 45 Gallon	1.00	525.00	525.00
Irrigation - Add/Adjust as needed	1.00	125.00	125.00

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

TOTAL 650.00

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

**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, December 18, 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.

4
5 Present and constituting a quorum were:

6		
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

12
13 Also present were:

14		
15	Bryan Radcliff	District Manager
16	Jere Earlywine	District Counsel
17	Tyson Waag	District Engineer (<i>via phone</i>)
18	Paul Young	Field Services
19	Nancy Hix	Inframark Accounting (<i>via phone</i>)
20	Nathaniel Montagna	Inframark Maintenance
21	Jason Combee	Steadfast Landscaping
22	Christian Kline	Stantec Engineering (<i>via phone</i>)

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

27
28 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

30
31 **SECOND ORDER OF BUSINESS**

Public Comments Period

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

33
34 **THIRD ORDER OF BUSINESS**

Accountant Summary

35 Ms. Hix provided the accounting summary for the District.

36
37 **FOURTH ORDER OF BUSINESS**

Business Items

38 **A. Discussion of Pond 3 Washouts: Inframark Pond 3 Photos**

39 The Board discussed the Pond 3 washout photos from before and after the dewatering.

40 **B. Consideration of Washout Repair Proposals:**

41 **1. Map of Washouts**

42 **2. Consideration of CLS Pond 3 Washout Repair Proposal #422**

- 43 **3. Consideration of CLS Pond 3 Washout Repair; 2770 Sunny Pebble Loop**
- 44 **Proposal # 423**
- 45 **4. Consideration of CLS Pond 3; Slope Erosion Repair Proposal #424**
- 46 **5. Consideration of Crosscreek Environmental Proposal**
- 47 a. Cobblestone CDD Aerial
- 48 b. B.E.S.T. Installation
- 49 c. B.E.S.T. Restoration Before & After

51 On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, the
 52 CLS Pond 3 Washout Proposals 422, 423 and 424 with a total amount of
 53 \$42,150.09, was approved. 5-0

54

55 **C. Consideration of Arbitrage Rebate Counselors, LLC Proposals:**
 56 **Arbitrage Rebate Counselors, LLC-Proposals for Bond Series 2022, 2024 2025**
 57 **Annual Arbitrage Calculation**

58

59 On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor,
 60 the Arbitrage Rebate Counselors for Arbitrage Calculations for the Series
 61 2022, Series 2024 and Series 2025 Bonds proposals, were approved. 5-0

62

63 **D. Consideration of Inframark Revised Pressure Washing Proposal**

64 Mr. Montagna presented the revised pressure washing proposal to which the Board
 65 applied additional changes and requested it be presented at the next scheduled meeting January 28,
 66 2026 for approval.

67 **E. Ratification of Earth Tech Compaction Grounding Agreement**

68

69 On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in
 70 favor, *Earth Tech Compaction Grounding Agreement*, was ratified. 5-0

71

72 **F. Discussion of Meeting Location Change**

73

74 On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor,
 75 Location Change of all future meetings to the Hampton Inn & Suites by
 76 Hilton, was approved. 5-0

77

78 **G. Consideration of Resolution 2026-02; Removing of the Assistant Treasurer**

79

80 On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in
 81 favor, Resolution 2026-02; Removing of the Assistant Treasurer-Leah
 82 Popelka, was adopted. 5-0

83

- 84 **FIFTH ORDER OF BUSINESS** **Consent Agenda**
- 85 **A. Approval of Meeting Minutes October 22 and November 17, 2025 Regular Meetings**
- 86 **B. Acceptance of Financials, October 2025**
- 87 **C. Acceptance of the Check Registers, October 2025**
- 88 **D. Consideration of Operations and Maintenance Report, October 2025**
- 89

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

- 92
- 93 **SIXTH ORDER OF BUSINESS** **Staff Reports**
- 94 **A. Field Inspection Report-December**
- 95 **B. Aquatics Report-Horner Environmental Professionals Aquatic Maintenance**
- 96 **November Service Report**

97 The December Field Inspections Report as well as the Aquatics Report were presented,
 98 copies of which were included in the agenda package.

- 99 **C. District Counsel**
- 100 **D. District Engineer**
- 101 **F. District Manager**

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

- 103
- 104 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**
- 105 There being none, the next order of business followed.

- 106
- 107 **EIGHTH ORDER OF BUSINESS** **Audience Comments**
- 108 There being none, the next order of business followed.

- 109
- 110 **NINTH ORER OF BUSINESS** **Adjournment**
- 111 There being no further business,

112

113 On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor,
 114 the meeting was adjourned at 10:51 am. 5-0

115

116

117

118 Bryan Radcliff

119 District Manager

Tatiana Pagan
 Chairperson

Cobblestone Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2025

Prepared by:



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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	PROJECTS	FUND	DEBT FUND	
ASSETS												
Cash - Operating Account	\$ 77,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,737
Cash in Transit	-	3,280	2,203	2,915	-	-	-	-	-	-	-	8,398
Due From Other Funds	-	4,783	3,389	4,427	-	410	-	113	-	-	-	13,122
Investments:												
Acquisition & Construction Account	-	-	-	-	-	840	950	1,360	-	-	-	3,150
Cost of Issuance Fund	-	-	-	-	80	-	-	-	17,875	-	-	17,955
Reserve Fund	-	113,343	63,789	91,024	137,013	-	-	-	-	-	-	405,169
Revenue Fund	-	36,647	16,926	26,981	118	-	-	-	-	-	-	80,672
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	-	-	-	-	-	-	-	-	-	-	12,186,860	12,186,860
TOTAL ASSETS	\$ 140,932	\$ 158,053	\$ 86,307	\$ 125,347	\$ 137,211	\$ 1,250	\$ 950	\$ 1,473	\$ 17,875	\$ 5,173,784	\$ 12,186,860	\$ 18,030,042
LIABILITIES												
Accounts Payable	\$ 75,828	\$ 3,280	\$ 2,203	\$ 2,915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,226
Loan Payable	-	-	-	-	-	-	-	-	-	-	62,895	62,895
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	-	-	2,550,000	2,550,000
Bonds Payable - Series 2022 A-1	-	-	-	-	-	-	-	-	-	-	3,530,000	3,530,000
Bonds Payable - Series 2022 A-2	-	-	-	-	-	-	-	-	-	-	2,045,000	2,045,000
Bonds Payable - Series 2025	-	-	-	-	-	-	-	-	-	-	3,950,000	3,950,000
Due To Other Funds	13,119	-	-	-	-	-	3	-	-	-	-	13,122
TOTAL LIABILITIES	88,947	3,280	2,203	2,915	-	-	3	-	-	-	12,137,895	12,235,243

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
FUND BALANCES												
Restricted for:												
Debt Service	-	154,773	84,104	122,432	137,211	-	-	-	-	-	-	498,520
Capital Projects	-	-	-	-	-	1,250	947	1,473	17,875	-	-	21,545
Unassigned:	51,985	-	-	-	-	-	-	-	-	5,173,784	48,965	5,274,734
TOTAL FUND BALANCES	51,985	154,773	84,104	122,432	137,211	1,250	947	1,473	17,875	5,173,784	48,965	5,794,799
TOTAL LIABILITIES & FUND BALANCES	\$ 140,932	\$ 158,053	\$ 86,307	\$ 125,347	\$ 137,211	\$ 1,250	\$ 950	\$ 1,473	\$ 17,875	\$ 5,173,784	\$ 12,186,860	\$ 18,030,042

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 340	\$ 340	0.00%
Special Assmnts- Tax Collector	266,057	15,110	(250,947)	5.68%
Special Assmnts- CDD Collected	-	18,651	18,651	0.00%
Developer Contribution	301,110	-	(301,110)	0.00%
TOTAL REVENUES	567,167	34,101	(533,066)	6.01%

EXPENDITURES

Administration

Supervisor Fees	7,200	1,200	6,000	16.67%
ProfServ-Dissemination Agent	5,000	1,250	3,750	25.00%
ProfServ-Info Technology	500	100	400	20.00%
ProfServ-Recording Secretary	2,400	750	1,650	31.25%
Field Services	12,000	2,000	10,000	16.67%
District Counsel	40,000	15,259	24,741	38.15%
District Engineer	10,000	618	9,382	6.18%
Administrative Services	4,500	750	3,750	16.67%
District Manager	25,000	4,333	20,667	17.33%
Accounting Services	9,000	2,750	6,250	30.56%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	136	364	27.20%
Rentals - General	1,100	252	848	22.91%
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%
Misc-Non Ad Valorem Taxes	-	124	(124)	0.00%
Bank Fees	200	444	(244)	222.00%
Financial & Revenue Collections	5,000	833	4,167	16.66%
Website Administration	1,200	400	800	33.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	146,378	47,503	98,875	32.45%

Electric Utility Services

Electric Utility Services	18,000	2,851	15,149	15.84%
Electricity - Streetlights	75,000	23,105	51,895	30.81%
Total Electric Utility Services	93,000	25,956	67,044	27.91%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water Utility Services</u>				
Utility - Water	4,500	10,171	(5,671)	226.02%
Total Water Utility Services	4,500	10,171	(5,671)	226.02%
<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	2,807	5,593	33.42%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	15,192	5,180	10,012	34.10%
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	3,950	1,050	79.00%
R&M-Pools	2,500	35	2,465	1.40%
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	39,923	65,077	38.02%
Recreation / Park Facility Maintenance	7,500	201	7,299	2.68%
Plant Replacement Program	10,000	12,675	(2,675)	126.75%
Irrigation Maintenance	12,000	840	11,160	7.00%
Entry & Walls Maintenance	1,500	1,881	(381)	125.40%
Playground Equipment and Maintenance	300	-	300	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
Access Control Maintenance & Repair	4,000	1,774	2,226	44.35%
Dog Waste Station Service & Supplies	3,900	-	3,900	0.00%
Pool Permits	500	-	500	0.00%
Total Amenities	222,342	78,633	143,709	35.37%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>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	558,459	172,113	386,346	30.82%
Excess (deficiency) of revenues				
Over (under) expenditures	8,708	(138,012)	(146,720)	-1584.89%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	8,708	-	(8,708)	0.00%
TOTAL FINANCING SOURCES (USES)	8,708	-	(8,708)	0.00%
Net change in fund balance	<u>\$ 8,708</u>	<u>\$ (138,012)</u>	<u>\$ (164,136)</u>	<u>-1584.89%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		189,997		
FUND BALANCE, ENDING		<u>\$ 51,985</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,111	\$ 1,111	0.00%
Special Assmnts- Tax Collector	225,450	5,867	(219,583)	2.60%
Special Assmnts- CDD Collected	-	6,672	6,672	0.00%
TOTAL REVENUES	225,450	13,650	(211,800)	6.05%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	145,450	73,405	72,045	50.47%
Total Debt Service	225,450	73,405	152,045	32.56%
TOTAL EXPENDITURES	225,450	73,405	152,045	32.56%
Excess (deficiency) of revenues Over (under) expenditures	-	(59,755)	(59,755)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		214,528		
FUND BALANCE, ENDING		\$ 154,773		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 797	\$ 797	0.00%
Special Assmnts- Tax Collector	124,730	3,939	(120,791)	3.16%
Special Assmnts- CDD Collected	-	4,480	4,480	0.00%
TOTAL REVENUES	124,730	9,216	(115,514)	7.39%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	84,730	42,705	42,025	50.40%
Total Debt Service	124,730	42,705	82,025	34.24%
TOTAL EXPENDITURES	124,730	42,705	82,025	34.24%
Excess (deficiency) of revenues Over (under) expenditures	-	(33,489)	(33,489)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		117,593		
FUND BALANCE, ENDING		\$ 84,104		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,217	\$ 1,217	0.00%
Special Assmnts- Tax Collector	178,190	5,213	(172,977)	2.93%
Special Assmnts- CDD Collected	-	5,929	5,929	0.00%
TOTAL REVENUES	178,190	12,359	(165,831)	6.94%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	138,190	69,550	68,640	50.33%
Total Debt Service	178,190	69,550	108,640	39.03%
TOTAL EXPENDITURES	178,190	69,550	108,640	39.03%
Excess (deficiency) of revenues Over (under) expenditures	-	(57,191)	(57,191)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		179,623		
FUND BALANCE, ENDING		\$ 122,432		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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>				
Interest - Investments	\$ -	\$ 118	\$ 118	0.00%
TOTAL REVENUES	-	118	118	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	118	118	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	80	80	0.00%
Bond Proceeds	-	137,013	137,013	0.00%
TOTAL FINANCING SOURCES (USES)	-	137,093	137,093	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 137,211</u>	<u>\$ 137,211</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		<u><u>\$ 137,211</u></u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 348	\$ 348	0.00%
TOTAL REVENUES	-	348	348	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	348	348	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		902		
FUND BALANCE, ENDING		<u>\$ 1,250</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6	\$ 6	0.00%
TOTAL REVENUES	-	6	6	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	6	6	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		941		
FUND BALANCE, ENDING		<u>\$ 947</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9	\$ 9	0.00%
TOTAL REVENUES	-	9	9	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	9	9	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,464		
FUND BALANCE, ENDING		<u>\$ 1,473</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 80	\$ 80	0.00%
TOTAL REVENUES	-	80	80	0.00%
EXPENDITURES				
Administration				
ProfServ-Trustee Fees	-	12,750	(12,750)	0.00%
Bond Counsel	-	45,000	(45,000)	0.00%
District Counsel	-	32,500	(32,500)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	2,250	(2,250)	0.00%
Underwriting Counsel	-	40,000	(40,000)	0.00%
Total Administration	-	171,000	(171,000)	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	-	3,716,113	(3,716,113)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(3,716,033)	(3,716,033)	0.00%
OTHER FINANCING SOURCES (USES)				
Bond Proceeds	-	3,733,988	3,733,988	0.00%
Operating Transfers-Out	-	(80)	(80)	0.00%
TOTAL FINANCING SOURCES (USES)	-	3,733,908	3,733,908	0.00%
Net change in fund balance	\$ -	\$ 17,875	\$ 17,875	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 17,875		

Bank Account Statement

Cobblestone CDD

Monday, December 15, 2025

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Bank Account No. 4096

Statement No. 11_25

Statement Date 11/30/2025

G/L Account No. 101001 Balance	77,736.65	Statement Balance	78,437.14
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	78,437.14
Subtotal	77,736.65	Outstanding Checks	-700.49
Negative Adjustments	0.00	Ending Balance	77,736.65
Ending G/L Balance	77,736.65		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/07/2025	Payment	BD00092	Special Assmnts-CDD Collected	Deposit No. BD00092	1,079.98	1,079.98	0.00
11/03/2025		JE000899	Special Assmnts-CDD Collected	Truist Bank	2,591.94	2,591.94	0.00
11/05/2025		JE000900	Special Assmnts-Tax Collector	Truist Bank	2,861.62	2,861.62	0.00
11/05/2025		JE000901	Special Assmnts-Tax Collector	Truist Bank	35.23	35.23	0.00
11/10/2025		JE000902	Special Assmnts-Tax Collector	Truist Bank	0.02	0.02	0.00
11/10/2025		JE000903	Special Assmnts-CDD Collected	mi title agency 0158825 3413 fall harvest	863.98	863.98	0.00
11/14/2025		JE000905	Special Assmnts-Tax Collector	Truist Bank	22,277.34	22,277.34	0.00
11/20/2025		JE000946	Special Assmnts-Tax Collector	Truist Bank	12,642.89	12,642.89	0.00
11/18/2025		JE000949	Special Assmnts-CDD Collected	Truist Bank	5,615.88	5,615.88	0.00
11/24/2025		JE000950	Special Assmnts-CDD Collected	Mi title check 16336	1,079.98	1,079.98	0.00
11/25/2025		JE000951	Special Assmnts-Tax Collector	Truist Bank	7,288.01	7,288.01	0.00
11/28/2025		JE000954	Interest - Investments	Interest Earned	126.62	126.62	0.00
Total Deposits					56,463.49	56,463.49	0.00
Checks							
08/06/2025	Payment	1422	INFRAMARK LLC	Check for Vendor V00013	-12,216.68	-12,216.68	0.00
10/24/2025	Payment	1482	BUSINESS OBSERVER, INC	Check for Vendor V00054	-207.81	-207.81	0.00
10/24/2025	Payment	1488	BUSINESS OBSERVER, INC	Check for Vendor V00054	-1,008.00	-1,008.00	0.00
10/30/2025	Payment	1489	COOPER POOLS INC.	Check for Vendor V00047	-1,990.00	-1,990.00	0.00
10/30/2025	Payment	1491	PASCO COUNTY UTILITIES	Check for Vendor V00020	-4,151.35	-4,151.35	0.00

Bank Account Statement

Cobblestone CDD

Monday, December 15, 2025
Page 2

Bank Account No. 4096
Statement No. 11_25

Statement Date 11/30/2025

Date	Type	Check No.	Vendor	Description	Debit	Credit	Balance
10/30/2025	Payment	1492	REDWIRE,LLC	Check for Vendor V00033	-565.00	-565.00	0.00
			STANTEC				
10/30/2025	Payment	1493	CONSULTING SERVICES, INC	Check for Vendor V00026	-285.00	-285.00	0.00
10/30/2025	Payment	1494	STEADFAST MAINTENANCE	Check for Vendor V00037	-8,232.00	-8,232.00	0.00
11/06/2025	Payment	1495	COBBLESTONE CDD	Check for Vendor V00010	-2,284.13	-2,284.13	0.00
			CHARTER COMMUNICATION S				
11/07/2025	Payment	1496	STANTEC	Check for Vendor V00048	-187.91	-187.91	0.00
11/07/2025	Payment	1497	CONSULTING SERVICES, INC	Check for Vendor V00026	-332.50	-332.50	0.00
11/10/2025	Payment	1498	CENTRAL PEST CONTROL	Check for Vendor V00053	-67.00	-67.00	0.00
11/10/2025	Payment	1499	COOPER POOLS INC.	Check for Vendor V00047	-1,990.00	-1,990.00	0.00
11/10/2025	Payment	1500	ELI PREMIER SERVICES, LLC	Check for Vendor V00058	-700.00	-700.00	0.00
11/10/2025	Payment	1501	MORTENSEN ENGINEERING, INC.	Check for Vendor V00057	-9,850.00	-9,850.00	0.00
11/10/2025	Payment	1502	STEADFAST MAINTENANCE	Check for Vendor V00037	-23,461.32	-23,461.32	0.00
11/11/2025	Payment	1503	COBBLESTONE CDD	Check for Vendor V00010	-1,900.64	-1,900.64	0.00
11/18/2025	Payment	1504	COBBLESTONE CDD	Check for Vendor V00010	-14,796.25	-14,796.25	0.00
11/19/2025	Payment	300015	WITHLACOOCHEE RIVER ELECTRIC	Inv: 111225-6427	-49.66	-49.66	0.00
11/19/2025	Payment	300016	WITHLACOOCHEE RIVER ELECTRIC	Inv: 111225-6429	-1,376.65	-1,376.65	0.00
11/19/2025	Payment	300017	WITHLACOOCHEE RIVER ELECTRIC	Inv: 111225-9562	-652.49	-652.49	0.00
11/21/2025		JE000955	Bank Fees	Bank Fees	-236.73	-236.73	0.00
10/07/2025		JE000956	Special Assmnts-CDD Collected	Reclass Deposit BD00092	-1,079.98	-1,079.98	0.00
11/05/2025		JE000957	Special Assmnts-Tax Collector	Correct FY2026 Tax-Roll Revenue	-180.00	-180.00	0.00
Total Checks					-87,801.10	-87,801.10	0.00

Adjustments

Total Adjustments

Outstanding Checks

11/19/2025	Payment	300014	WITHLACOOCHEE RIVER ELECTRIC	Inv: 111225-2371302			-700.49
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Total Outstanding Checks -700.49

Outstanding Deposits

Total Outstanding Deposits

***Cobblestone
Community
Development
District***

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	PROJECTS	FUND	DEBT FUND	
ASSETS												
Cash - Operating Account	\$ 223,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	223,782
Due From Other Funds	119	-	-	-	-	410	-	113	-	-	-	642
Investments:												
Acquisition & Construction Account	-	-	-	-	-	843	953	1,364	-	-	-	3,160
Cost of Issuance Fund	-	-	-	-	-	-	-	-	5,375	-	-	5,375
Reserve Fund	-	113,343	63,789	91,024	137,013	-	-	-	-	-	-	405,169
Revenue Fund	-	230,795	147,235	199,454	1,184	-	-	-	-	-	-	578,668
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	-	-	-	-	-	-	-	-	-	-	12,186,860	12,186,860
TOTAL ASSETS	\$ 287,096	\$ 344,138	\$ 211,024	\$ 290,478	\$ 138,197	\$ 1,253	\$ 953	\$ 1,477	\$ 5,375	\$ 5,173,784	\$ 12,186,860	\$ 18,640,635
LIABILITIES												
Accounts Payable	\$ 5,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,108
Loan Payable	-	-	-	-	-	-	-	-	-	-	62,895	62,895
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	-	-	2,550,000	2,550,000
Bonds Payable - Series 2022 A-1	-	-	-	-	-	-	-	-	-	-	3,530,000	3,530,000
Bonds Payable - Series 2022 A-2	-	-	-	-	-	-	-	-	-	-	2,045,000	2,045,000
Bonds Payable - Series 2025	-	-	-	-	-	-	-	-	-	-	3,950,000	3,950,000
Due To Other Funds	-	388	83	168	-	-	3	-	-	-	-	642
TOTAL LIABILITIES	5,108	388	83	168	-	-	3	-	-	-	12,137,895	12,143,645

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	PROJECTS	FUND	DEBT FUND	
FUND BALANCES												
Restricted for:												
Debt Service	-	343,750	210,941	290,310	138,197	-	-	-	-	-	-	983,198
Capital Projects	-	-	-	-	-	1,253	950	1,477	5,375	-	-	9,055
Unassigned:	281,988	-	-	-	-	-	-	-	-	5,173,784	48,965	5,504,737
TOTAL FUND BALANCES	281,988	343,750	210,941	290,310	138,197	1,253	950	1,477	5,375	5,173,784	48,965	6,496,990
TOTAL LIABILITIES & FUND BALANCES	\$ 287,096	\$ 344,138	\$ 211,024	\$ 290,478	\$ 138,197	\$ 1,253	\$ 953	\$ 1,477	\$ 5,375	\$ 5,173,784	\$ 12,186,860	\$ 18,640,635

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 867	\$ 867	0.00%
Special Assmnts- Tax Collector	266,057	262,153	(3,904)	98.53%
Special Assmnts- CDD Collected	-	37,010	37,010	0.00%
Developer Contribution	301,110	-	(301,110)	0.00%
TOTAL REVENUES	567,167	300,030	(267,137)	52.90%

EXPENDITURES

Administration

Supervisor Fees	7,200	1,600	5,600	22.22%
ProfServ-Dissemination Agent	5,000	1,667	3,333	33.34%
ProfServ-Info Technology	500	150	350	30.00%
ProfServ-Recording Secretary	2,400	1,125	1,275	46.88%
Field Services	12,000	3,000	9,000	25.00%
District Counsel	40,000	15,259	24,741	38.15%
District Engineer	10,000	8,119	1,881	81.19%
Administrative Services	4,500	1,125	3,375	25.00%
District Manager	25,000	6,500	18,500	26.00%
Accounting Services	9,000	3,750	5,250	41.67%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	219	281	43.80%
Rentals - General	1,100	390	710	35.45%
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%
Misc-Non Ad Valorem Taxes	-	124	(124)	0.00%
Bank Fees	200	677	(477)	338.50%
Financial & Revenue Collections	5,000	1,250	3,750	25.00%
Website Administration	1,200	600	600	50.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	146,378	61,859	84,519	42.26%

Electric Utility Services

Electric Utility Services	18,000	3,592	14,408	19.96%
Electricity - Streetlights	75,000	25,153	49,847	33.54%
Total Electric Utility Services	93,000	28,745	64,255	30.91%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	13,172	(8,672)	292.71%
Total Water Utility Services	4,500	13,172	(8,672)	292.71%
<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	3,507	4,893	41.75%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	14,400	7,105	7,295	49.34%
Security Monitoring Services	6,300	-	6,300	0.00%
Telephone/Fax/Internet Services	1,200	546	654	45.50%
Garbage	2,800	-	2,800	0.00%
R&M-Other Landscape	5,000	3,950	1,050	79.00%
R&M-Pools	2,500	99	2,401	3.96%
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	11,400	7,100	61.62%
Landscape Maintenance	105,000	50,703	54,297	48.29%
Recreation / Park Facility Maintenance	7,500	268	7,232	3.57%
Plant Replacement Program	10,000	10,275	(275)	102.75%
Irrigation Maintenance	12,000	840	11,160	7.00%
Entry & Walls Maintenance	1,500	1,881	(381)	125.40%
Playground Equipment and Maintenance	300	-	300	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
Access Control Maintenance & Repair	4,000	2,339	1,661	58.48%
Dog Waste Station Service & Supplies	3,900	-	3,900	0.00%
Pool Permits	500	-	500	0.00%
Total Amenities	221,550	92,913	128,637	41.94%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>Reserves</u>				
Misc-Contingency	81,239	11,350	69,889	13.97%
Total Reserves	81,239	11,350	69,889	13.97%
TOTAL EXPENDITURES & RESERVES	557,667	208,039	349,628	37.31%
Excess (deficiency) of revenues				
Over (under) expenditures	9,500	91,991	82,491	968.33%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	9,500	-	(9,500)	0.00%
TOTAL FINANCING SOURCES (USES)	9,500	-	(9,500)	0.00%
Net change in fund balance	<u>\$ 9,500</u>	<u>\$ 91,991</u>	<u>\$ 63,491</u>	<u>968.33%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		189,997		
FUND BALANCE, ENDING		<u>\$ 281,988</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 1,570	\$ 1,570	0.00%
Special Assmnts- Tax Collector	225,450	194,385	(31,065)	86.22%
Special Assmnts- CDD Collected	-	6,672	6,672	0.00%
TOTAL REVENUES	225,450	202,627	(22,823)	89.88%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	145,450	73,405	72,045	50.47%
Total Debt Service	225,450	73,405	152,045	32.56%
TOTAL EXPENDITURES	225,450	73,405	152,045	32.56%
Excess (deficiency) of revenues Over (under) expenditures	-	129,222	129,222	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		214,528		
FUND BALANCE, ENDING		\$ 343,750		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 1,043	\$ 1,043	0.00%
Special Assmnts- Tax Collector	124,730	130,530	5,800	104.65%
Special Assmnts- CDD Collected	-	4,480	4,480	0.00%
TOTAL REVENUES	124,730	136,053	11,323	109.08%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	84,730	42,705	42,025	50.40%
Total Debt Service	124,730	42,705	82,025	34.24%
TOTAL EXPENDITURES	124,730	42,705	82,025	34.24%
Excess (deficiency) of revenues Over (under) expenditures	-	93,348	93,348	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		117,593		
FUND BALANCE, ENDING		\$ 210,941		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 1,578	\$ 1,578	0.00%
Special Assmnts- Tax Collector	178,190	172,730	(5,460)	96.94%
Special Assmnts- CDD Collected	-	5,929	5,929	0.00%
TOTAL REVENUES	178,190	180,237	2,047	101.15%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	138,190	69,550	68,640	50.33%
Total Debt Service	178,190	69,550	108,640	39.03%
TOTAL EXPENDITURES	178,190	69,550	108,640	39.03%
Excess (deficiency) of revenues Over (under) expenditures	-	110,687	110,687	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		179,623		
FUND BALANCE, ENDING		\$ 290,310		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>				
Interest - Investments	\$ -	\$ 962	\$ 962	0.00%
TOTAL REVENUES	-	962	962	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	962	962	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	222	222	0.00%
Bond Proceeds	-	137,013	137,013	0.00%
TOTAL FINANCING SOURCES (USES)	-	137,235	137,235	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 138,197</u>	<u>\$ 138,197</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		<u>\$ 138,197</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 351	\$ 351	0.00%
TOTAL REVENUES	-	351	351	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	351	351	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		902		
FUND BALANCE, ENDING		<u>\$ 1,253</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 9	\$ 9	0.00%
TOTAL REVENUES	-	9	9	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	9	9	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		941		
FUND BALANCE, ENDING		<u>\$ 950</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 13	\$ 13	0.00%
TOTAL REVENUES	-	13	13	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	13	13	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,464		
FUND BALANCE, ENDING		<u>\$ 1,477</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>				
Interest - Investments	\$ -	\$ 222	\$ 222	0.00%
TOTAL REVENUES	-	222	222	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	-	12,750	(12,750)	0.00%
Bond Counsel	-	45,000	(45,000)	0.00%
District Counsel	-	32,500	(32,500)	0.00%
District Engineer	-	12,500	(12,500)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	2,250	(2,250)	0.00%
Underwriting Counsel	-	40,000	(40,000)	0.00%
Total Administration	-	183,500	(183,500)	0.00%
<u>Construction In Progress</u>				
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	-	3,728,613	(3,728,613)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,728,391)	(3,728,391)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	3,733,988	3,733,988	0.00%
Operating Transfers-Out	-	(222)	(222)	0.00%
TOTAL FINANCING SOURCES (USES)	-	3,733,766	3,733,766	0.00%
Net change in fund balance	\$ -	\$ 5,375	\$ 5,375	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 5,375		

Bank Account Statement

Tuesday, January 13, 2026

Cobblestone CDD

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Bank Account No. 4096

Statement No. 12_25

Statement Date

12/31/2025

G/L Account No. 101001 Balance	223,782.46	Statement Balance	231,348.54
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	223,782.46	Subtotal	231,348.54
Negative Adjustments	0.00	Outstanding Checks	-7,566.08
Ending G/L Balance	223,782.46	Ending Balance	223,782.46

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/02/2025		JE000952	Special Assmnts-CDD Collected	Truist Bank	5,831.88	5,831.88	0.00
12/05/2025		JE000953	Special Assmnts-Tax Collector	Truist Bank	683,452.60	683,452.60	0.00
12/10/2025		JE000993	Special Assmnts-Tax Collector	Truist Bank	39,997.96	39,997.96	0.00
12/17/2025		JE000994	Special Assmnts-Tax Collector	Truist Bank	3,194.39	3,194.39	0.00
12/19/2025		JE000995	Special Assmnts-CDD Collected	Truist Bank	2,159.96	2,159.96	0.00
12/23/2025		JE000996	Special Assmnts-Tax Collector	Truist Bank	3,023.94	3,023.94	0.00
12/29/2025		JE000997	Special Assmnts-CDD Collected	Truist Bank	8,496.53	8,496.53	0.00
12/31/2025		JE001000	Interest - Investments	Interest Earned	527.93	527.93	0.00
12/16/2025		JE001003	Special Assmnts-CDD Collected	Truist Bank	1,943.96	1,943.96	0.00
Total Deposits					748,629.15	748,629.15	0.00
Checks							
							0.00
12/03/2025	Payment	1505	CENTRAL PEST CONTROL	Check for Vendor V00053	-67.00	-67.00	0.00
12/03/2025	Payment	1506	COBBLESTONE CDD	Check for Vendor V00010	-13,237.79	-13,237.79	0.00
12/03/2025	Payment	1507	COOPER POOLS INC.	Check for Vendor V00047	-35.00	-35.00	0.00
12/03/2025	Payment	1508	INFRAMARK LLC	Check for Vendor V00013	-13,193.47	-13,193.47	0.00
12/03/2025	Payment	1510	LEE R. THOMPSON	Check for Vendor V00012	-200.00	-200.00	0.00
12/03/2025	Payment	1511	MIKE FASANO TAX COLLECTOR	Check for Vendor V00005	-124.48	-124.48	0.00
12/03/2025	Payment	1512	PASCO COUNTY UTILITIES	Check for Vendor V00020	-6,019.98	-6,019.98	0.00
12/04/2025	Payment	1513	ELI PREMIER SERVICES, LLC	Check for Vendor V00058	-707.00	-707.00	0.00
12/08/2025	Payment	1514	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00

Bank Account Statement

Tuesday, January 13, 2026

Cobblestone CDD

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Bank Account No. 4096

Statement No. 12_25

Statement Date

12/31/2025

Date	Type	Check No.	Description	Check No.	Debit	Credit	Balance
12/10/2025	Payment	1515	CHARTER COMMUNICATION S	Check for Vendor V00048	-178.96	-178.96	0.00
12/10/2025	Payment	1516	COBBLESTONE CDD	Check for Vendor V00010	-453,938.49	-453,938.49	0.00
12/10/2025	Payment	1517	COOPER POOLS INC.	Check for Vendor V00047	-1,925.00	-1,925.00	0.00
12/10/2025	Payment	1518	ELI PREMIER SERVICES, LLC	Check for Vendor V00058	-700.00	-700.00	0.00
12/10/2025	Payment	1519	ERIN MCCORMICK LAW, PA	Check for Vendor V00007	-15,259.20	-15,259.20	0.00
12/10/2025	Payment	1520	ONSIGHT INDUSTRIES, LLC	Check for Vendor V00059	-1,880.90	-1,880.90	0.00
12/10/2025	Payment	1521	REDWIRE, LLC	Check for Vendor V00033	-565.00	-565.00	0.00
12/10/2025	Payment	1522	STEADFAST MAINTENANCE	Check for Vendor V00037	-33,245.66	-33,245.66	0.00
12/11/2025	Payment	1523	STEADFAST MAINTENANCE	Check for Vendor V00037	-20,461.32	-20,461.32	0.00
12/16/2025	Payment	1524	COBBLESTONE CDD	Check for Vendor V00010	-26,566.01	-26,566.01	0.00
12/17/2025	Payment	1525	MR. PRESSURE WASHING	Check for Vendor V00028	-1,500.00	-1,500.00	0.00
12/17/2025	Payment	1526	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00024	-700.49	-700.49	0.00
12/19/2025	Payment	1527	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00
12/19/2025	Payment	1528	LEE R. THOMPSON	Check for Vendor V00012	-200.00	-200.00	0.00
12/22/2025	Payment	1529	COBBLESTONE CDD	Check for Vendor V00010	-2,121.66	-2,121.66	0.00
12/29/2025	Payment	1530	CENTRAL PEST CONTROL	Check for Vendor V00053	-67.00	-67.00	0.00
12/22/2025		JE001001	Bank Fees	Bank Fees	-232.67	-232.67	0.00
12/26/2025	Payment	DD430	WITHLACOOCHEE RIVER ELECTRIC	Payment of Invoice 000952	-51.14	-51.14	0.00
12/26/2025	Payment	DD431	WITHLACOOCHEE RIVER ELECTRIC	Payment of Invoice 000953	-1,376.65	-1,376.65	0.00
12/26/2025	Payment	DD432	WITHLACOOCHEE RIVER ELECTRIC	Payment of Invoice 000954	-762.88	-762.88	0.00
Total Checks					-595,717.75	-595,717.75	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/29/2025	Payment	1531	COOPER POOLS INC.	Check for Vendor V00047			-64.33
12/29/2025	Payment	1532	STANTEC CONSULTING SERVICES, INC	Check for Vendor V00026			-7,501.75

Total Outstanding Checks

-7,566.08

Outstanding Deposits

Total Outstanding Deposits

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

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

001	1496	11/07/25	CHARTER COMMUNICATIONS	1848381102425	10/24/25-11/23/25-INTERNET	Telephone/Fax/Internet Services	541009-57217	\$187.91
001	1497	11/07/25	STANTEC CONSULTING SERVICES, INC	2474933	THROUGH 10/03/25-DISTRICT ENGINEERING	District Engineer	531147-51301	\$332.50
001	1498	11/10/25	CENTRAL PEST CONTROL	156597	10/28/25-PEST CONTROL	Recreation / Park Facility Maintenance	546414-57217	\$67.00
001	1499	11/10/25	COOPER POOLS INC.	2025-1375	NOV 25-POOL MAINTENANCE	Contracts-Pools	534078-57217	\$1,990.00
001	1500	11/10/25	ELI PREMIER SERVICES, LLC	INV0029	10/26/25-JANITORIAL SERVICES	Clubhouse - Facility Janitorial Service	531131-57217	\$700.00
001	1501	11/10/25	MORTENSEN ENGINEERING, INC.	4147	10/23 - Ground Depression Study - SW4	Misc-Contingency	549900-58100	\$9,850.00
001	1502	11/10/25	STEADFAST MAINTENANCE	SA-14868	SEPT 25 - LANDSCAPE MAINTENANCE	Landscape Maintenance	546300-57217	\$8,730.66
001	1502	11/10/25	STEADFAST MAINTENANCE	SA-14280	AUG 25- 301 FRONTAGE MOWING	Landscape Maintenance	546300-57217	\$500.00
001	1502	11/10/25	STEADFAST MAINTENANCE	SA-14731	Aug 11,18,25 - 301 FRONTAGE MOWING	Landscape Maintenance	546300-57217	\$1,500.00
001	1502	11/10/25	STEADFAST MAINTENANCE	SA-14012	Aug 25-LANDSCAPE MAINTENANCE	Landscape Maintenance	546300-57217	\$8,730.66
001	1502	11/10/25	STEADFAST MAINTENANCE	SA-13833	JULY 25-301 FRONTAGE MOWING	Landscape Maintenance	546300-57217	\$500.00
001	1502	11/10/25	STEADFAST MAINTENANCE	SA-13832	July 25-301 FRONTAGE MOWING	Landscape Maintenance	546300-57217	\$500.00
001	1502	11/10/25	STEADFAST MAINTENANCE	SA-15432	09/19/25-POND CLEANOUT	R&M-Other Landscape	546036-57217	\$3,000.00
001	300014	11/19/25	WITHLACOOCHEE RIVER ELECTRIC	111225-2371302	ELECTRIC 11/12/25	Electricity - Streetlights	543013-53100	\$700.49
001	300015	11/19/25	WITHLACOOCHEE RIVER ELECTRIC	111225-6427	ELECTRIC 10/08/25-11/06/25	Electric Utility Services	543006-53100	\$49.66
001	300016	11/19/25	WITHLACOOCHEE RIVER ELECTRIC	111225-6429	ELECTRIC 11/12/25	Electric Utility Services	543006-53100	\$1,376.65
001	300017	11/19/25	WITHLACOOCHEE RIVER ELECTRIC	111225-9562	ELECTRIC 10/08/25-11/06/25	Electric Utility Services	543006-53100	\$652.49
Fund Total								\$39,368.02

SERIES 2022-1 DEBT SERVICE FUND - 200

200	1495	11/06/25	COBBLESTONE CDD	10302025 - 01	DS TAX DIST ID 10.30.2025	Cash in Transit	103200	\$892.20
200	1503	11/11/25	COBBLESTONE CDD	11052025 - 01	DS TAX DIST ID 10.30.2025	Cash in Transit	103200	\$742.41
200	1504	11/18/25	COBBLESTONE CDD	11142025 - 01	FY26 TAX DIST ID 11.14.25	Cash in Transit	103200	\$5,779.56
Fund Total								\$7,414.17

SERIES 2022-2 DEBT SERVICE FUND - 201

201	1495	11/06/25	COBBLESTONE CDD	10302025 - 01	DS TAX DIST ID 10.30.2025	Cash in Transit	103200	\$599.12
201	1503	11/11/25	COBBLESTONE CDD	11052025 - 01	DS TAX DIST ID 10.30.2025	Cash in Transit	103200	\$498.53
201	1504	11/18/25	COBBLESTONE CDD	11142025 - 01	FY26 TAX DIST ID 11.14.25	Cash in Transit	103200	\$3,880.99
Fund Total								\$4,978.64

SERIES 2024 DEBT SERVICE FUND - 202

202	1495	11/06/25	COBBLESTONE CDD	10302025 - 01	DS TAX DIST ID 10.30.2025	Cash in Transit	103200	\$792.81
202	1503	11/11/25	COBBLESTONE CDD	11052025 - 01	DS TAX DIST ID 10.30.2025	Cash in Transit	103200	\$659.70
202	1504	11/18/25	COBBLESTONE CDD	11142025 - 01	FY26 TAX DIST ID 11.14.25	Cash in Transit	103200	\$5,135.70
Fund Total								\$6,588.21

Total Checks Paid	\$58,349.04
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COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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	1505	12/03/25	CENTRAL PEST CONTROL	157441	11/20 - Pest Control	Recreation / Park Facility Maintenance	546414-57217	\$67.00
001	1507	12/03/25	COOPER POOLS INC.	2025-1429	Pool Rules Sign Install	R&M-Pools	546074-57217	\$35.00
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	Accounting Services	532001-51301	\$1,000.00
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	Accounting Services	532001-51301	\$500.00
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	Administrative Services	531148-51301	\$375.00
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Dissemination Agent	531012-51301	\$416.66
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	District Manager	531150-51301	\$2,166.67
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	District Manager	531150-51301	\$83.34
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	Field Services	531122-51301	\$1,000.00
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	Financial & Revenue Collections	549150-51301	\$416.67
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Recording Secretary	531036-51301	\$375.00
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Recording Secretary	531036-51301	\$175.00
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	Rentals - General	544001-51301	\$50.00
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Info Technology	531020-51301	\$50.00
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	Website Administration	549936-51301	\$200.00
001	1508	12/03/25	INFRAMARK LLC	163563	NOV 25-INFRAMARK MANAGEMENT	Website Administration	549936-51301	\$100.00
001	1508	12/03/25	INFRAMARK LLC	165689	Inframark Management Inv - Dec 25	Accounting Services	532001-51301	\$1,000.00
001	1508	12/03/25	INFRAMARK LLC	165689	Inframark Management Inv - Dec 25	Administrative Services	531148-51301	\$375.00
001	1508	12/03/25	INFRAMARK LLC	165689	Inframark Management Inv - Dec 25	ProfServ-Dissemination Agent	531012-51301	\$416.66
001	1508	12/03/25	INFRAMARK LLC	165689	Inframark Management Inv - Dec 25	District Manager	531150-51301	\$2,166.67
001	1508	12/03/25	INFRAMARK LLC	165689	Inframark Management Inv - Dec 25	Field Services	531122-51301	\$1,000.00
001	1508	12/03/25	INFRAMARK LLC	165689	Inframark Management Inv - Dec 25	Financial & Revenue Collections	549150-51301	\$416.67
001	1508	12/03/25	INFRAMARK LLC	165689	Inframark Management Inv - Dec 25	ProfServ-Recording Secretary	531036-51301	\$375.00
001	1508	12/03/25	INFRAMARK LLC	165689	Inframark Management Inv - Dec 25	Rentals - General	544001-51301	\$50.00
001	1508	12/03/25	INFRAMARK LLC	165689	Inframark Management Inv - Dec 25	ProfServ-Info Technology	531020-51301	\$50.00
001	1508	12/03/25	INFRAMARK LLC	165689	Inframark Management Inv - Dec 25	Website Administration	549936-51301	\$200.00
001	1508	12/03/25	INFRAMARK LLC	164523	Inframark Management Inv - Oct 25	Rentals - General	544001-51301	\$152.20
001	1508	12/03/25	INFRAMARK LLC	164523	Inframark Management Inv - Oct 25	Postage, Phone, Faxes, Copies	541024-51301	\$68.13
001	1508	12/03/25	INFRAMARK LLC	164523	Inframark Management Inv - Oct 25	Postage, Phone, Faxes, Copies	541024-51301	\$14.80
001	1510	12/03/25	LEE R. THOMPSON	LT-111725	BOARD 11/17/25	Supervisor Fees	511100-51301	\$200.00
001	1511	12/03/25	MIKE FASANO TAX COLLECTOR	25256437	Solid Waste Assessment	Dues, Licenses, Subscriptions	554020-51301	\$124.48
001	1512	12/03/25	PASCO COUNTY UTILITIES	23491206	10/06 - 11/05 - Water	Utility - Water	543018-53301	\$4,194.71
001	1512	12/03/25	PASCO COUNTY UTILITIES	23491312	10/06 - 11/05 - Water	Utility - Water	543018-53301	\$1,825.27
001	1513	12/04/25	ELI PREMIER SERVICES, LLC	INV0024	Nov 25 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57217	\$707.00
001	1514	12/08/25	JOHN C. BLAKLEY	JB-111725	BOARD 11/17/25	Supervisor Fees	511100-51301	\$200.00
001	1515	12/10/25	CHARTER COMMUNICATIONS	184838112425	11/24/25-12/23/25-Internet	Telephone/Fax/Internet Services	541009-57217	\$178.96
001	1517	12/10/25	COOPER POOLS INC.	2025-1495	Dec 25 - Pool Maintenance	Contracts-Pools	534078-57217	\$1,925.00
001	1518	12/10/25	ELI PREMIER SERVICES, LLC	INV0042	Nov 25 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57217	\$700.00
001	1519	12/10/25	ERIN MCCORMICK LAW, PA	10858	THROUGH 10/31/25- DISTRICT COUNSEL	District Counsel	531146-51301	\$12,410.00
001	1519	12/10/25	ERIN MCCORMICK LAW, PA	10857	Through 10/31/25 - District Counsel	District Counsel	531146-51301	\$2,849.20
001	1520	12/10/25	ONSIGHT INDUSTRIES, LLC	439834	09/16 - Sign Installation	Entry & Walls Maintenance	546992-57217	\$1,880.90
001	1521	12/10/25	REDWIRE,LLC	621231	Dec 25 - Access Control	Access Control Maintenance & Repair	546998-57217	\$565.00
001	1522	12/10/25	STEADFAST MAINTENANCE	SA-16787	Oct 25 - Mulch Application	Landscape - Mulch	546246-57217	\$9,000.00
001	1522	12/10/25	STEADFAST MAINTENANCE	SA-16788	OCT 25-LANDSCAPE ENHANCEMENTS	R&M-Other Landscape	546036-57217	\$7,585.00
001	1522	12/10/25	STEADFAST MAINTENANCE	SA-16789	OCT 25 LANDSCAPE ENHANCEMENTS	R&M-Other Landscape	546036-57217	\$2,690.00
001	1522	12/10/25	STEADFAST MAINTENANCE	SA-17275	10/15/25-Irrigation Repairs	Irrigation Maintenance	546930-57217	\$430.00
001	1522	12/10/25	STEADFAST MAINTENANCE	SA-16073	09/30 - Tree Removal / Replacement	Plant Replacement Program	546468-57217	\$2,400.00
001	1522	12/10/25	STEADFAST MAINTENANCE	SA-16073	09/30 - Tree Removal / Replacement	Irrigation Maintenance	546930-57217	\$175.00
001	1522	12/10/25	STEADFAST MAINTENANCE	SA-15861	Oct 25 - Landscape Maintenance	Landscape Maintenance	546300-57217	\$8,229.66
001	1522	12/10/25	STEADFAST MAINTENANCE	SA-15861	Oct 25 - Landscape Maintenance	Irrigation Maintenance	546930-57217	\$501.00
001	1522	12/10/25	STEADFAST MAINTENANCE	SA-14328	07/24/25 - Irrigation Repairs	Irrigation Maintenance	546930-57217	\$235.00
001	1522	12/10/25	STEADFAST MAINTENANCE	SA-17313	Oct 6,13,22,29/25 - 301 Mowing	Landscape Maintenance	546300-57217	\$2,000.00
001	1523	12/11/25	STEADFAST MAINTENANCE	SA-17057	Nov 25 - Landscape Maintenance	Landscape Maintenance	546300-53908	\$8,730.66
001	1523	12/11/25	STEADFAST MAINTENANCE	SA-17497	11/14/25 - Plant Freeze Protection	R&M-Other Landscape	546036-57217	\$950.00

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1523	12/11/25	STEADFAST MAINTENANCE	SA-17990	11/10, 11/24 - FDOT ROW Mowing	Landscape Maintenance	546300-57217	\$1,000.00
001	1523	12/11/25	STEADFAST MAINTENANCE	SA-17945	Dec 25 - Landscape Maintenance	Landscape Maintenance	546300-57217	\$9,780.66
001	1525	12/17/25	MR. PRESSURE WASHING	INV-000951	12/09 - Monument Holiday Decorations	Entry & Walls Maintenance	546992-53908	\$1,500.00
001	1526	12/17/25	WITHLACOOCHEE RIVER ELECTRIC	111225-2371302	ELECTRIC 11/12/25	Electricity - Streetlights	543013-53100	\$700.49
001	1527	12/19/25	JOHN C. BLAKLEY	JB-121825	BOARD 12/18/25	Supervisor Fees	511100-51301	\$200.00
001	1528	12/19/25	LEE R. THOMPSON	LT-121825	BOARD 12/18/25	Supervisor Fees	511100-51301	\$200.00
001	1530	12/29/25	CENTRAL PEST CONTROL	158319	Nov 25 - Pest Control	Miscellaneous Services	549001-57217	\$67.00
001	1531	12/29/25	COOPER POOLS INC.	2025-1566	Dec 25 - Stenner Repair	R&M-Pools	546074-57217	\$64.33
001	1532	12/29/25	STANTEC CONSULTING SERVICES, INC	2499336	Through 11/30 - DE	District Engineer	531147-51301	\$7,501.75
001	DD430	12/26/25	WITHLACOOCHEE RIVER ELECTRIC	121125-6427-ACH	ELECTRIC 11/06/25-12/08/25	Electric Utility Services	543006-53100	\$51.14
001	DD431	12/26/25	WITHLACOOCHEE RIVER ELECTRIC	121125-6429-ACH	ELECTRIC 12/11/25	Electricity - Streetlights	543013-53100	\$1,376.65
001	DD432	12/26/25	WITHLACOOCHEE RIVER ELECTRIC	121125-9562-ACH	ELECTRIC 11/06/25-12/08/25	Electric Utility Services	543006-53100	\$762.88
Fund Total								\$107,187.21

SERIES 2022-1 DEBT SERVICE FUND - 200

200	1506	12/03/25	COBBLESTONE CDD	11202025 - 01	SERIES 2022-1, SERIES 2022-2, SERIES 2024	Cash in Transit	103200	\$3,280.03
200	1506	12/03/25	COBBLESTONE CDD	11252025 - 01	SERIES 2022-1, 2022-2, 2024 TAX DIST ID 11.14.25	Cash in Transit	103200	\$1,890.78
200	1516	12/10/25	COBBLESTONE CDD	12052025-1114	SERIES 2022-1, 2022-2, 2024 TAX DIST ID 11.14.25	Cash in Transit	103200	\$177,312.79
200	1524	12/16/25	COBBLESTONE CDD	121025-1114	SERIES 2022-1, 2022-2, 2024 FY26 TAX DIST ID 11.14.25	Cash in Transit	103200	\$10,376.94
200	1529	12/22/25	COBBLESTONE CDD	12172025-1217	SERIES 2022-1, 2022-2, 2024 FY26 TAX DIST ID 12.17.25	Cash in Transit	103200	\$828.74
Fund Total								\$193,689.28

SERIES 2022-2 DEBT SERVICE FUND - 201

201	1506	12/03/25	COBBLESTONE CDD	11202025 - 01	SERIES 2022-1, SERIES 2022-2, SERIES 2024	Cash in Transit	103200	\$2,202.55
201	1506	12/03/25	COBBLESTONE CDD	11252025 - 01	SERIES 2022-1, 2022-2, 2024 TAX DIST ID 11.14.25	Cash in Transit	103200	\$1,269.66
201	1516	12/10/25	COBBLESTONE CDD	12052025-1114	SERIES 2022-1, 2022-2, 2024 TAX DIST ID 11.14.25	Cash in Transit	103200	\$119,066.08
201	1524	12/16/25	COBBLESTONE CDD	121025-1114	SERIES 2022-1, 2022-2, 2024 FY26 TAX DIST ID 11.14.25	Cash in Transit	103200	\$6,968.15
201	1529	12/22/25	COBBLESTONE CDD	12172025-1217	SERIES 2022-1, 2022-2, 2024 FY26 TAX DIST ID 12.17.25	Cash in Transit	103200	\$556.50
Fund Total								\$130,062.94

SERIES 2024 DEBT SERVICE FUND - 202

202	1506	12/03/25	COBBLESTONE CDD	11202025 - 01	SERIES 2022-1, SERIES 2022-2, SERIES 2024	Cash in Transit	103200	\$2,914.63
202	1506	12/03/25	COBBLESTONE CDD	11252025 - 01	SERIES 2022-1, 2022-2, 2024 TAX DIST ID 11.14.25	Cash in Transit	103200	\$1,680.14
202	1516	12/10/25	COBBLESTONE CDD	12052025-1114	SERIES 2022-1, 2022-2, 2024 TAX DIST ID 11.14.25	Cash in Transit	103200	\$157,559.62
202	1524	12/16/25	COBBLESTONE CDD	121025-1114	SERIES 2022-1, 2022-2, 2024 FY26 TAX DIST ID 11.14.25	Cash in Transit	103200	\$9,220.92
202	1529	12/22/25	COBBLESTONE CDD	12172025-1217	SERIES 2022-1, 2022-2, 2024 FY26 TAX DIST ID 12.17.25	Cash in Transit	103200	\$736.42
Fund Total								\$172,111.73

Total Checks Paid	\$603,051.16
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COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CENTRAL PEST CONTROL	10/28/2025	156597	\$67.00			PEST CONTROL
CHARTER COMMUNICATIONS	10/24/2025	1848381102425	\$187.91			INTERNET
COOPER POOLS INC.	11/1/2025	2025-1375	\$1,990.00			POOL MAINTENANCE
ELI PREMIER SERVICES, LLC	10/26/2025	INV0029	\$700.00			JANITORAL SERVICES
INFRAMARK LLC	11/11/2025	163563	\$1,000.00			Nov 25 - Accounting Services
INFRAMARK LLC	11/11/2025	163563	\$500.00			Retro Billing (Oct 25) - Accounting Services
INFRAMARK LLC	11/11/2025	163563	\$375.00			Nov 25 - Administrative Services
INFRAMARK LLC	11/11/2025	163563	\$416.66			Nov 25 - Dissemination Services
INFRAMARK LLC	11/11/2025	163563	\$2,166.67			Nov 25 - District Management
INFRAMARK LLC	11/11/2025	163563	\$83.34			Retro Billing (Oct 25) - District Management
INFRAMARK LLC	11/11/2025	163563	\$1,000.00			Nov 25 - Field Services
INFRAMARK LLC	11/11/2025	163563	\$416.67			Nov 25 - Financial / Revenue Collections
INFRAMARK LLC	11/11/2025	163563	\$375.00			Nov 25 - Recording Secretary
INFRAMARK LLC	11/11/2025	163563	\$175.00			Retro Billing (Oct 25) - Recording Secretary
INFRAMARK LLC	11/11/2025	163563	\$50.00			Nov 25 - Rentals / Leases
INFRAMARK LLC	11/11/2025	163563	\$50.00			Nov 25 - Technology / Data Storage
INFRAMARK LLC	11/11/2025	163563	\$200.00			Nov 25 - Website Maintenance
INFRAMARK LLC	11/11/2025	163563	\$100.00	\$6,908.34	\$6,908.34	Retro Billing (Oct 25) - Website Maintenance
STEADFAST MAINTENANCE	8/6/2025	SA-14280	\$500.00			FRONTAGE MOWING
STEADFAST MAINTENANCE	8/28/2025	SA-14731	\$1,500.00			FRONTAGE MOWING
STEADFAST MAINTENANCE	8/1/2025	SA-14012	\$8,730.66			LANDSCAPE SERVICES
STEADFAST MAINTENANCE	7/28/2025	SA-13833	\$500.00			FRONTAGE MOWING
STEADFAST MAINTENANCE	7/28/2025	SA-13832	\$500.00			FRONTAGE MOWING
STEADFAST MAINTENANCE	10/1/2025	SA-15861	\$8,229.66			OCT-25 LANDSCAPE MAINTENANCE
STEADFAST MAINTENANCE	10/1/2025	SA-15861	\$501.00	\$8,730.66		IRRIGATION SERVICES
STEADFAST MAINTENANCE	11/1/2025	SA-17057	\$8,730.66			Nov 25 - Landscape Maintenance
STEADFAST MAINTENANCE	10/31/2025	SA-17313	\$2,000.00		\$31,191.98	Oct 6,13,22,29/25 - 301 Mowing
Monthly Contract Subtotal			\$41,045.23			
Variable Contract						

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
ERIN MCCORMICK LAW, PA	10/31/2025	10858	\$12,410.00			DISTRICTS COUNCEL
ERIN MCCORMICK LAW, PA	10/30/2025	10857	\$2,849.20		\$15,259.20	Through 10/31/25 - District Counsel
STANTEC CONSULTING SERVICES, INC	10/30/2025	2474933	\$332.50			DISTRICT ENGINEERING SERVICES
Variable Contract Subtotal			\$15,591.70			
Utilities						
WITHLACOOCHEE RIVER ELECTRIC	11/12/2025	111225-2371302	\$700.49			ELECTRIC STREET LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	11/12/2025	111225-6427	\$49.66			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/12/2025	111225-6429	\$1,376.65			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/12/2025	111225-9562	\$652.49		\$2,779.29	ELECTRIC
Utilities Subtotal			\$2,779.29			
Regular Services						
JOHN C. BLAKLEY	11/17/2025	JB-111725	\$200.00			BOARD 11/17/25
LEE R. THOMPSON	11/17/2025	LT-111725	\$200.00			BOARD 11/17/25
MIKE FASANO TAX COLLECTOR	11/5/2025	25256437	\$124.48			Solid Waste Assessment
STEADFAST MAINTENANCE	9/30/2025	SA-16073	\$175.00			IRRIGATION
Regular Services Subtotal			\$699.48			
Additional Services						
COBBLESTONE CDD	10/30/2025	10302025 - 01	\$892.20			SERIES 2022-1 TAX DIST ID 10.30.25
COBBLESTONE CDD	10/30/2025	10302025 - 01	\$599.12			SERIES 2022-2 TAX DIST ID 10.30.25
COBBLESTONE CDD	10/30/2025	10302025 - 01	\$792.81	\$2,284.13		SERIES 2024 TAX DIST ID 10.30.25
COBBLESTONE CDD	11/5/2025	11052025 - 01	\$742.41			SERIES 2022-1 TAX DIST ID 10.30.25
COBBLESTONE CDD	11/5/2025	11052025 - 01	\$498.53			SERIES 2022-2 TAX DIST ID 10.30.25
COBBLESTONE CDD	11/5/2025	11052025 - 01	\$659.70	\$1,900.64		SERIES 2024 TAX DIST ID 10.30.25
COBBLESTONE CDD	11/14/2025	11142025 - 01	\$5,779.56			SERIES 2022-1 DS 11.14.25
COBBLESTONE CDD	11/14/2025	11142025 - 01	\$3,880.99			SERIES 2022-2 TAX DIST 11.14.25
COBBLESTONE CDD	11/14/2025	11142025 - 01	\$5,135.70	\$14,796.25		SERIES 2024 DS 11.15.25
COBBLESTONE CDD	11/20/2025	11202025 - 01	\$3,280.03			SERIES 2022-1 DS 11.14.25
COBBLESTONE CDD	11/20/2025	11202025 - 01	\$2,202.55			SERIES 2022-2 DS 11.14.25
COBBLESTONE CDD	11/20/2025	11202025 - 01	\$2,914.63	\$8,397.21	\$27,378.23	SERIES 2024 DS TAX DIST ID 11.15.25

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
COOPER POOLS INC.	11/10/2025	2025-1429	\$35.00			Pool Rules Install
MORTENSEN ENGINEERING, INC.	10/23/2025	4147	\$9,850.00			10/23 - Ground Depression Study - SW4
ONSIGHT INDUSTRIES, LLC	9/16/2025	439834	\$1,880.90			09/16 - Sign Installation
STEADFAST MAINTENANCE	9/19/2025	SA-15432	\$3,000.00			POND CLEANOUT
STEADFAST MAINTENANCE	10/31/2025	SA-16787	\$9,000.00			Oct 25 - Mulch Application
STEADFAST MAINTENANCE	10/31/2025	SA-16788	\$7,585.00			LANDSCAPE ENHANCEMENTS
STEADFAST MAINTENANCE	10/31/2025	SA-16789	\$2,690.00			LANDSCAPE ENHANCEMENTS
STEADFAST MAINTENANCE	10/31/2025	SA-17275	\$430.00			Irrigation Repairs
STEADFAST MAINTENANCE	9/30/2025	SA-16073	\$2,400.00			09/30 - Tree removal / replacement
STEADFAST MAINTENANCE	7/31/2025	SA-14328	\$235.00			07/24/25 - Irrigation Repairs
STEADFAST MAINTENANCE	11/14/2025	SA-17497	\$950.00		\$26,290.00	11/14/25 - Plant Freeze Protection
Additional Services Subtotal			\$65,434.13			
TOTAL			\$125,549.83			



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. ACCOUNT NUMBER
156597 17140

INVOICE DATE
10/28/2025

LICENSE
JB172341

DUE DATE (NET 0 TERMS)
Upon Receipt

AMOUNT DUE
\$67.00

Cobblestone Poolhouse (Acct #: 17140)

ITEM	QUANTITY	PRICE	SUBTOTAL
MONTHLY OUTSIDE PEST CONTROL	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

October 24, 2025
 Invoice Number: 1848381102425
 Account Number: 8337 13 001 1848381
 Security Code: 8549
 Service At: 38049 COBBLE CREEK BLVD
 ZEPHYRHILLS FL 33540-7397

NEWS AND INFORMATION

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

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.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.



Summary *Service from 10/24/25 through 11/23/25 details on following pages*

Previous Balance	178.96
Payments Received	0.00
Past Due Balance - Due Now	\$178.96
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
One-Time Charges	8.95
Taxes, Fees and Charges	3.96
Current Charges Due By 11/10/25	\$187.91
Total Due	\$366.87

*- pd ck # 1483
10.24.25*

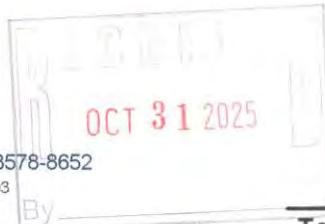
\$187.91 due

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT
 Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 24 10252025 NNNNNYNN 01 000822 0003

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



October 24, 2025
COBBLESTONE COMMUNITY
 Invoice Number: 1848381102425
 Account Number: 8337 13 001 1848381
 Service At: 38049 COBBLE CREEK BLVD
 ZEPHYRHILLS FL 33540-7397

Total Due	\$366.87
Amount you are enclosing	\$ 187.91

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186





COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Invoice Number: 1848381102425
Account Number: 8337 13 001 1848381
Security Code: 8549

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 24 10252025 NNNNNYNN 01 000822 0003

Charge Details

Previous Balance	178.96
Past Due Balance - Due Now	\$178.96

Payments received after 10/24/25 will appear on your next bill.
Service from 10/24/25 through 11/23/25

Spectrum Business™ TV

Spectrum Business TV Stream	40.00
Your promotional price will expire on 06/23/28	
\$40.00	

Spectrum Business™ TV Total **\$40.00**

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-90.00
Your promotional price will expire on 06/23/28	

Wireless Internet Backup 20.00
\$110.00

Spectrum Business™ Internet Total **\$110.00**

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00
Your promotional price will expire on 06/23/28	

\$20.00

Phone number (813) 355-3390

Spectrum Business™ Voice Continued

\$0.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$20.00**

Other Charges

Payment Processing	5.00
Other Charges Total	\$5.00

One-Time Charges

Late Fee	10/24	8.95
One-Time Charges Total		\$8.95

Taxes, Fees and Charges

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

Current Charges Due By 11/10/25 **\$187.91**

Total Due **\$366.87**

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.

Continued on the next page.

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

Simplify your life with Auto Pay!

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

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

Set up easy, automatic bill payments with **Auto Pay!**
Visit: spectrumbusiness.net/payment
(My Account login required)



Payment Options

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

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

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



INVOICE

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.: 2025-1375
Terms: Net 30
Invoice date: 11/01/2025
Due date: 12/01/2025

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

Total **\$1,990.00**

Ways to pay



[View and pay](#)

ĒLI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8139270178
elipremierservices@gmail.com

INVOICE
INV0029

DATE
10/26/2025

DUE DATE
11/01/2025

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

PAYMENT INSTRUCTIONS
P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE
USD \$700.00

BY CHECK
ĒLI PREMIER SERVICES LLC

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163563

DATE

11/11/2025

BILL TO

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

CUSTOMER ID

C2409

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

Services provided for the Month of: **November 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Accounting Services- Retro Billing October	1	Ea	500.00		500.00
Administration	1	Ea	375.00		375.00
Dissemination Services	2	Ea	208.33		416.66
District Management	1	Ea	2,166.67		2,166.67
District Management- Retro Billing October	1	Ea	83.34		83.34
Field Services	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	375.00		375.00
Recording Secretary- Retro Billing October	1	Ea	175.00		175.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Website Maintenance / Admin- Retro Billing October	1	Ea	100.00		100.00
Subtotal					6,908.34

Subtotal	\$6,908.34
Tax	\$0.00
Total Due	\$6,908.34

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.



Steadfast Alliance

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

Invoice

Date	Invoice #
8/6/2025	SA-14280

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1191 Cobblestone CDD 2926 Ivory Bluff Court Zephyrhills FL 33540 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
	FDOT ROW Mowing along 301	500.00	8/5/2025	500.00

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
8/28/2025	SA-14731

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1191 Cobblestone CDD 2926 Ivory Bluff Court Zephyrhills FL 33540 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
3	FDOT ROW Mowing along 301 Dates serviced: August 11, August 18 and August 25	500.00	8/25/2025	1,500.00

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	\$1,500.00
Payments/Credits	\$0.00
Balance Due	\$1,500.00



Steadfast Alliance

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

Invoice

Date	Invoice #
8/1/2025	SA-14012

Please make all Checks payable to:
Steadfast Alliance

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Contract for the month showing on this invoice				
	Cobblestone CDD Attn: Bryan Radcliff				
	Common Areas				
1	Landscape Maintenance		4,938.00		4,938.00
1	Irrigation Inspections		291.00		291.00
1	Fertilization Plan		200.00		200.00
	Common Area Addendum 1				
1	Landscape Maintenance		292.00		292.00
1	Irrigation Inspections		60.00		60.00
1	Fertilization Plan		50.00		50.00
	Amenity Center Addendum 2				
1	Landscape Maintenance for the month of		1,833.00		1,833.00
1	Irrigation Inspections		150.00		150.00
1	Fertilization Plan		250.00		250.00
1	Pond Mowing Services		666.66		666.66

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
7/28/2025	SA-13833

Please make all Checks payable to:
Steadfast Alliance

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

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

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

Quantity	Description	Rate	Serviced Date	Amount
	Mowing Service US301 ROW Frontage Mowing	500.00	7/21/2025	500.00

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
7/28/2025	SA-13832

Please make all Checks payable to:
Steadfast Alliance

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Mowing Service US301 ROW Frontage Mowing		500.00	7/14/2025	500.00

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
10/1/2025	SA-15861

Please make all Checks payable to:
Steadfast Alliance

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Contract for the month showing on this invoice				
	Cobblestone CDD Attn: Bryan Radcliff				
	Common Areas				
1	Landscape Maintenance		4,938.00		4,938.00
1	Irrigation Inspections		291.00		291.00
1	Fertilization Plan		200.00		200.00
	Common Area Addendum 1				
1	Landscape Maintenance		292.00		292.00
1	Irrigation Inspections		60.00		60.00
1	Fertilization Plan		50.00		50.00
	Amenity Center Addendum 2				
1	Landscape Maintenance for the month of		1,833.00		1,833.00
1	Irrigation Inspections		150.00		150.00
1	Fertilization Plan		250.00		250.00
1	Pond Mowing Services		666.66		666.66

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
11/1/2025	SA-17057

Please make all Checks payable to:
Steadfast Alliance

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Contract for the month showing on this invoice				
	Cobblestone CDD Attn: Bryan Radcliff				
	Common Areas				
1	Landscape Maintenance		4,938.00		4,938.00
1	Irrigation Inspections		291.00		291.00
1	Fertilization Plan		200.00		200.00
	Common Area Addendum 1				
1	Landscape Maintenance		292.00		292.00
1	Irrigation Inspections		60.00		60.00
1	Fertilization Plan		50.00		50.00
	Amenity Center Addendum 2				
1	Landscape Maintenance for the month of		1,833.00		1,833.00
1	Irrigation Inspections		150.00		150.00
1	Fertilization Plan		250.00		250.00
1	Pond Mowing Services		666.66		666.66

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
10/31/2025	SA-17313

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1191 Cobblestone CDD 2926 Ivory Bluff Court Zephyrhills FL 33540 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
4	FDOT ROW Mowing along 301. Service dates: October 6, October 13, October 22 and October 29	500.00	10/31/2025	2,000.00

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	\$2,000.00
Payments/Credits	\$0.00
Balance Due	\$2,000.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

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

Invoice Date	Invoice Number
10/31/2025	10858
Terms	Service Through
	10/31/2025

In Reference To: Construction Matters (Work)

Date	By	Services	Hours	Amount
09/29/2025	Erin R McCormick	Review of Easement Agreement for Retaining Walls and review of email from Scott Steady; review of plat; email to Scott Steady regarding width of Retaining Wall Easement and access to retaining walls for repairs and maintenance;	0.80	\$ 340.00
09/30/2025	Erin R McCormick	Review of email from Tatiana Pagan regarding ground depression within Phase 2 and dewatering of District pond; telephone conference with Scott Steady regarding above; telephone conference with Tonja Stewart regarding above; telephone conference with Tonja Stewart regarding retaining walls at Cobblestone lots and information needed from contractor; telephone conference with Tatiana Pagan regarding above issue concerning ground depression and pond dewatering; review of proposal from MEI; telephone conference with Scott Steady regarding modification to Retaining Wall Easement needed;	2.70	\$ 1,147.50
10/01/2025	Erin R McCormick	Review of proposal by MEI; telephone conference with Scott Steady; email to Tatiana Pagan, Bryan Radcliff, Tonja Stewart, Tyson Waag, Scott Steady and Scott Griffith; review of email from Scott Griffith; telephone conference with Tonja Stewart; email to Tatiana Pagan, Tonja Stewart, Bryan Radcliff and Tyson Waag;	1.70	\$ 722.50
10/02/2025	Erin R McCormick	Telephone conference with Tonja Stewart regarding investigation and remediation of depression; review of email from Tonja Stewart;	0.30	\$ 127.50



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

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

Invoice Date	Invoice Number
10/31/2025	10858
Terms	Service Through
	10/31/2025

10/03/2025	Erin R McCormick	Email to Tonja Stewart regarding any notification or permitting requirements for Cobblestone depression and dewatering; review of Agendas for emergency meeting; prepare email to Tatiana Pagan, Scott Griffith, Scott Steady, Bryan Radcliff, Tonja Stewart and Tyson Waag regarding information for emergency CDD meeting; telephone conference with Scott Steady; further telephone conference with Scott Steady; telephone conference with Tonja Stewart; review of email from Tatiana Pagan and information concerning Hilltop Point Swale issue; email to Tonja Stewart and Tyson Waag regarding above; review of Developer Funding Agreement; review of Series 2024 Completion Agreement; prepare email to Scott Steady, Scott Griffith, Tatiana Pagan, Tonja Stewart, Tyson Waag and Bryan Radcliff regarding developer not agreement to Developer Funding Agreement; further telephone conference with Scott Steady;	4.80	\$ 2,040.00
10/04/2025	Erin R McCormick	Review of proposals for investigation of depression for SW-4; identify questions for District Engineer and issues to discuss with Scott Steady; review of memorandum regarding SW-3; review of proposal by Ripa; research regarding above issues	2.50	\$ 1,062.50
10/05/2025	Erin R McCormick	Review of issues regarding depression and drainage of pond; email to Tonja Stewart, Scott Steady and Tyson Waag regarding above; review of emails from Tonja Stewart; telephone conference with Tonja Stewart;	1.80	\$ 765.00
10/06/2025	Erin R McCormick	Review of issues regarding depression at Pond SW-4 and drainage of Pond SW-3; telephone conference with Tonja Stewart regarding above; telephone conference with Scott Steady; telephone conference with Mike Gagne, Tyson Waag, Aaron Spinks and Bryan Radcliff regarding Ponds SW-4 and SW-3; preparation of agreement with MEI for Geotechnical Services; preparation of email to Michael Gagne and transmit proposed Agreement and request for proposal for SW-3;	2.90	\$ 1,232.50



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

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

Invoice Date	Invoice Number
10/31/2025	10858
Terms	Service Through
	10/31/2025

10/07/2025	Erin R McCormick	Revise Retaining Wall Easement Agreements and transmit to Scott Steady, Tatiana Pagan and Bryan Radcliff; revise Agreement with FDOT for Quit Claim for Traffic Signalization equipment; email to Mark Roscoe, Tatiana Pagan, Scott Steady and Bryan Radcliff; email to Scott Steady regarding Professional Services Agreement with Raysor; review of documents concerning acquisition of Traffic Signalization and make comments; telephone conference with Scott Steady, Tatiana Pagan and Bryan Radcliff regarding above issues and CDD meeting to discuss Ponds SW-3 and SW-4; further telephone conference with Scott Steady regarding Ponds SW-3 and SW-4;	3.80	\$ 1,615.00
10/08/2025	Erin R McCormick	Review of proposal from MEI concerning SW-3 investigation; email to Mike Gagne, Tonja Stewart, Tyson Waag, Bryan Radcliff and Tatiana Pagan regarding above;	0.50	\$ 212.50
10/09/2025	Erin R McCormick	Review of email from Bryan Radcliff regarding Agreement with MEI regarding Pond Depression; revise title of Agreement; email to Bryan Radcliff regarding above; telephone conference with Tonja Stewart regarding review of proposal concerning Pond 3 shallow soils study; review of email from Tyson Waag regarding above; review of MEI Proposal for Pond 3; prepare Agreement for Pond 3 investigation with MEI; prepare email to Mike Gagne regarding above;	2.10	\$ 892.50



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

Teresa Farlow
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Tampa, FL 33607
Email: inframarkcms@payableslockbox.com,
teresa.farlow@inframark.com

Invoice Date	Invoice Number
10/31/2025	10858
Terms	Service Through
	10/31/2025

10/12/2025	Erin R McCormick	Review of email from Cary Richardson at MEI regarding mobilization for investigation and soil borings of Pond SW-4 and review of email from Bryan Radcliff regarding above; prepare notes regarding draining of Pond SW-3; review of email from Tatiana Pagan to Mike Gagne on 10-9-25; review of Agreement for SW-3, executed by MEI; email to Tatiana Pagan and Bryan Radcliff regarding above; review of Property Appraiser information for Lot 365, add addresses to Easement Agreement and transmit to Scott Steady; email Scott Steady regarding Bill of Sale; email to Tonja Stewart regarding Certification from Contractor and District Engineer's Certification; review of revised Bill of Sale for Traffic Signal; email to Scott Steady regarding above; revise District Engineer's Certification; prepare email to Tonja Stewart and transmit Engineer of Record's Certification, proposed District Engineer's Certification and Bill of Sale;	2.40	\$ 1,020.00
10/12/2025	Erin R McCormick	Review of documents transmitted by Scott Steady concerning Professional Services Agreement with Raysor and email to Scott Steady regarding above;	0.50	\$ 212.50
10/14/2025	Erin R McCormick	Prepare revisions to Agreement with FDOT for Mark Roscoe and Tatiana Pagan for Traffic Signal Equipment Easement and transmit to Mark Roscoe and Tatiana Pagan;	0.40	\$ 170.00
10/15/2025	Erin R McCormick	Telephone conference with Scott Steady regarding conveyance documents and issues; review of email from Tatiana Pagan regarding above; review of memorandum from Scott Steady regarding above and respond;	0.60	\$ 255.00
10/16/2025	Erin R McCormick	Review of emails from Tatiana Pagan and from Bryan Radcliff regarding Retaining Wall Easement and respond;	0.20	\$ 85.00
10/16/2025	Erin R McCormick	Email to Tonja Stewart regarding Certificate of District Engineer and review files; review of emails from Tatiana Pagan and Bryan Radcliff regarding Easement Agreement for Retaining Wall, review of executed document, and respond; review of emails from Mark Roscoe and Tatiana Pagan regarding Agreement with FDOT and respond	0.70	\$ 297.50

3314 Henderson Boulevard | Suite 100-D | Tampa, FL 33609



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

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

Invoice Date	Invoice Number
10/31/2025	10858
Terms	Service Through
	10/31/2025

10/19/2025	Erin R McCormick	Emails to and from Tonja Stewart and review of District Engineer's Certification for Traffic Signal; emails to Scott Steady regarding above;	0.50	\$ 212.50
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Total Hours	29.20 hrs
Total Work	\$ 12,410.00
Total Invoice Amount	\$ 12,410.00
Previous Balance	\$ 2,507.50
10/8/2025 Payment - Check Split Payment	(\$2,507.50)
Balance (Amount Due)	\$ 12,410.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

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

Invoice Date	Invoice Number
10/30/2025	10857
Terms	Service Through
	10/30/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
10/01/2025	Erin R McCormick	Review of email from Tatiana Pagan regarding emergency meeting and respond; telephone conference with Bryan Radcliff regarding above; telephone conference with Tatiana Pagan and Bryan Radcliff; review of email from Kelly Dattler and respond	0.50	\$ 212.50
10/06/2025	Erin R McCormick	Prepare for emergency Board of Supervisors meeting; travel to and attend emergency Board of Supervisors meeting;	1.50	\$ 637.50
10/21/2025	Erin R McCormick	Review of Agenda package and emails to Kelly Dattler regarding above;	1.00	\$ 425.00
10/22/2025	Erin R McCormick	Prepare for, travel to and attend Board of Supervisors meeting	3.00	\$ 1,275.00
10/29/2025	Erin R McCormick	Review of email from Bryan Radcliff regarding prior additional to the Landscape Maintenance Agreement, and preparation of Landscape Maintenance Map by Stantec; email to Bryan Radcliff regarding above; review of email from Bryan Radcliff;	0.50	\$ 212.50

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
10/06/2025	Erin R McCormick	Travel to and attend CDD Board of Supervisors meeting;	\$ 28.90
10/22/2025	Erin R McCormick	Travel to and attend Board of Supervisors meeting	\$ 57.80

Total Hours	6.50 hrs
--------------------	----------

3314 Henderson Boulevard | Suite 100 D | Tampa, FL 33609

o:813.579.2653 | erin@emccormicklaw.com



Erin McCormick | Law, PA

Erin McCormick, Esq.

Cobblestone CDD

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

Invoice Date	Invoice Number
10/30/2025	10857
Terms	Service Through
	10/30/2025

Total Work	\$ 2,762.50
Total Expenses	\$ 86.70
Total Invoice Amount	\$ 2,849.20
Previous Balance	\$ 6,929.20
10/8/2025 Payment - Check Split Payment	(\$3,712.80)
Balance (Amount Due)	\$ 6,065.60



INVOICE

Invoice Number 2474933
Invoice Date October 30, 2025
Customer Number 169052
Project Number 238202132

Bill To
Cobblestone Community
Development District
Accounts Payable
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eff@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: \$14,424.50
Authorization Budget Remaining: \$14,335.00
Authorization Billed to Date: \$14,757.00
Current Invoice Due: \$332.50
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

Invoice Number

2474933

Project Number

238202132

Top Task 2026 **2026 FY General Consulting Services**

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 10			
Waag, R Tyson (Tyson)	1.75	190.00	332.50
	1.75		332.50
Professional Services Subtotal	1.75		332.50

Top Task 2026 Total **332.50**

Total Fees & Disbursements \$332.50

INVOICE TOTAL (USD) **\$332.50**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-01	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	REVIEW EMAIL CORRESPONDENCE BETWEEN BOARD, DM, AND DC. (MOVE TO 2026 TASK WHEN AVAILABLE)	
2025-10-02	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	UPLOAD FIELD PHOTOS FOR ROADWAY REPAIR AND AMENITY CENTER PARKING LOT OBSERVATION.	
2025-10-03	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FY2026 TEAM KICKOFF MEETING AND REVIEW PROJECT DIRECTORY FOR PA	
Total subTask 2026					1.75		\$332.50		
Total Top Task 2026					1.75		\$332.50		
Total Project 238202132					1.75		\$332.50		

Account Number **2371302** Cycle **08**
 Meter Number
 Customer Number 20142019
 Customer Name **COBBLESTONE CDD**

Bill Date **11/12/2025**
 Amount Due **700.49**
 Current Charges Due **12/05/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
 Service Description COBBLESTONE PHASE 2
 Service Classification Public Lighting

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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

Previous Balance 0.00
 Payment 21,023.00CR
 Balance Forward 21,023.00CR



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.

Reconnect Fee	40.00	
Light Energy Charge	12.24	
Light Support Charge	27.12	
Light Maintenance Charge	181.20	
Light Fixture Charge	222.72	
Light Fuel Adj 1,104 KWH @ 0.04200	46.37	
Poles (QTY 24)	120.00	
FL Gross Receipts Tax	2.20	
State Tax	42.52	
Pasco County Tax	6.12	
Deposit Applied	21,023.00	
Total Current Charges		21,723.49
Total Due	Please Pay	700.49

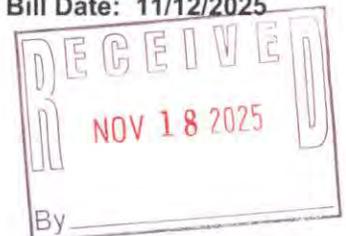
Lights/Poles	Type/Qty	Type/Qty
	230 24	910 24

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

See Reverse Side For Mailing Instructions

Use above space for address change ONLY.

Bill Date: 11/12/2025



District: OP08

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

Current Charges Due Date	12/05/2025
TOTAL CHARGES DUE	700.49
Total Charges Due After Due Date	711.00

25
9 - 7924
2371302 OP08
 COBBLESTONE CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008





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

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

Bill Date **11/12/2025**
Amount Due **49.66**
Current Charges Due **12/05/2025**

District Office Serving You
One Pasco Center

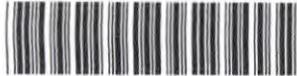
See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/08	3763	11/06	3853				90

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Nov 2025	29	3
Oct 2025	29	3
Nov 2024	31	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 49.74
Payment 49.74CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 90 KWH @ 0.06090 5.48
Fuel Adjustment 90 KWH @ 0.04200 3.78
FL Gross Receipts Tax 1.24

Total Current Charges 49.66
Total Due E.F.T. 49.66

DO NOT PAY
Total amount will be electronically transferred on or after 11/28/2025.



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: 11/12/2025

District: OP08

Use above space for address change ONLY.



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

OP08

Electronic Funds Transfer on or after 11/28/2025
TOTAL CHARGES DUE 49.66
DO NOT PAY

000224642700000496600000496607

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

Bill Date **11/12/2025**
Amount Due **1,376.65**
Current Charges Due **12/05/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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



2 0 1 4 2 0 1 9

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

Previous Balance 1,381.75
Payment 1,381.75CR
Balance Forward 0.00

Light Energy Charge 27.54
Light Support Charge 61.02
Light Maintenance Charge 407.70
Light Fixture Charge 501.12
Light Fuel Adj 2,484 KWH @ 0.04200 104.33
Poles (QTY 54) 270.00
FL Gross Receipts Tax 4.94

Total Current Charges 1,376.65
Total Due **E.F.T.** 1,376.65

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

DO NOT PAY
Total amount will be electronically transferred on or after 11/28/2025.



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 **11/12/2025**
Amount Due **652.49**
Current Charges Due **12/05/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

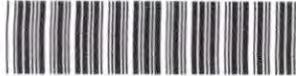
Service Address 38049 COBBLE CREEK BLVD
Service Classification General Service Non-Demand

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/08	73831	11/06	79633				5802

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	200
Oct 2025	29	219
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 722.18
Payment 722.18CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,802 KWH @ 0.06090 353.34
Fuel Adjustment 5,802 KWH @ 0.04200 243.68
FL Gross Receipts Tax 16.31

Total Current Charges 652.49
Total Due E.F.T. 652.49

DO NOT PAY
Total amount will be electronically transferred on or after 11/28/2025.



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: 11/12/2025

District: OP08

Use above space for address change ONLY.



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

OP08

Electronic Funds Transfer on or after 11/28/2025
TOTAL CHARGES DUE 652.49
DO NOT PAY

000234956200006524900006524901

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Cobblestone CDD – Regular Meeting

Board Meeting Date: 11/17/2025

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

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

Approved for payment:

Bryan Radcliff
District Manager Signature

11/17/2025
Date

*****PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Cobblestone CDD – Regular Meeting

Board Meeting Date: 11/17/2025

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

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

Approved for payment:

Bryan Radcliff
District Manager Signature

11/17/2025
Date

*****PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Pasco County, Florida

Solid Waste & Resource Recovery Department
 P.O. Box 210
 New Port Richey FL 34656-0210
 Ph: 727-847-8123



COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT INFRAMARK LLC
 2005 PAN AM CIR STE 300
 TAMPA, FL 33607

PARCEL ADDRESS:
 38049 COBBLE CREEK BOULEVARD
 ZEPHYRHILLS, FL 33540

Use code: 77
 Description: CLUBS, LODGES, HALLS

Date : 11/5/2025

Parcel ID : 26-26-21-0060-0P200-0000

"H" Indicates Hauler Record.

Card	Use Code	Assessment
001	77	\$124.48

Total Assessment Levied all Cards: \$124.48

**** IMPORTANT - PLEASE READ : The final date for filing the 2025 appeal is January 31, 2026 ****

To complete an appeal form please go to the website address below:

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

2025 Solid Waste Assessment

2791

Total Fee Due If Paid By:

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31	APR 30 *	MAY 31 *
\$119.50	\$120.75	\$121.99	\$123.24	\$124.48	\$126.35	\$128.21

Assessment Levied
 \$124.48

Parcel Number
 26-26-21-0060-0P200-0000
 Invoice# 25256437

* Delinquent April 1

SW 5/1396 1-2 *****ALL FOR AADC 335

COBBLESTONE COMMUNITY DEVELOPMENT D
 2005 PAN AM CIR STE 300
 TAMPA, FL 33607

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

Pasco County Tax Collector
 PO Box 276
 Dade City, FL 33526-0276

25256437 26262100600P2000000 0011950



Steadfast Alliance

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

Invoice

Date	Invoice #
9/30/2025	SA-16073

**Please make all Checks payable to:
Steadfast Alliance**

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SM1191 Cobblestone CDD			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Remove and replace dead/declining trees on the bank of the pond located behind the model home. Price includes materials, labor, and dump fees.								
Maple - Red - 30 Gallon	1	400.00	0			100.00%	400.00	400.00
Cypress - Bald - 30 Gallon	5	2,000.00	0			100.00%	400.00	2,000.00
Irrigation - Add/Adjust as needed	1	175.00	0			100.00%	175.00	175.00

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	\$2,575.00
Payments/Credits	\$0.00
Balance Due	\$2,575.00

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date

10/30/2025

Payable To

Cobblestone CDD

Check Amount

\$892.20

Check Description

2022-1 Debt Service Dist 10.30.25

Code:

200.103200.1000

Check Amount

\$599.12

Check Description

2022-2 Debt Service Dist 10.30.25

Code:

201.103200.1000

Check Amount

\$792.81

Check Description

2024 Debt Service Dist 10.30.25

Code:

202.103200.1000

TOTAL:

\$2,284.13

Special Instructions

Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

COBBLESTONE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	274,313.66	33.58%	0.335800	
Net DS 2022-1	211,923.00	25.94%	0.259400	0%
Net DS 2022-2	142,306.94	17.42%	0.174200	
Net DS 2024	188,314.14	23.05%	0.230500	
Net Total	816,857.75	100.00%	1.000000	

Date Received	Amount Received	33.58%	25.94%	17.42%	23.05%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
10/30/2025	3,439.00	1,154.87	892.20	599.12	792.81	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
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TOTAL	3,439.00	1,154.87	892.20	599.12	792.81	
Net Total on Roll	816,857.75					
Collection Surplus / (Deficit)	(813,418.75)					

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date

11/5/2025

Payable To

Cobblestone CDD

Check Amount

\$742.41

Check Description

2022-1 Debt Service Dist 10.30.25

Code:

200.103200.1000

Check Amount

\$498.53

Check Description

2022-2 Debt Service Dist 10.30.25

Code:

201.103200.1000

Check Amount

\$659.70

Check Description

2024 Debt Service Dist 10.30.25

Code:

202.103200.1000

TOTAL:

\$1,900.64

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

Just enter date of receipt

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date

11/14/2025

Payable To

Cobblestone CDD

Check Amount

\$5,779.56

Check Description

2022-1 Debt Service Dist 11.14.25

Code:

200.103200.1000

Check Amount

\$3,880.99

Check Description

2022-2 Debt Service Dist 11.14.25

Code:

201.103200.1000

Check Amount

\$5,135.70

Check Description

2024 Debt Service Dist 11.15.25

Code:

202.103200.1000

TOTAL:

\$14,796.25

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

COBBLESTONE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	274,313.66	33.58%	0.335800	
Net DS 2022-1	211,923.00	25.94%	0.259400	3%
Net DS 2022-2	142,306.94	17.42%	0.174200	
Net DS 2024	188,314.14	23.05%	0.230500	
Net Total	816,857.75	100.00%	1.000000	

Date Received	Amount Received	33.58%	25.94%	17.42%	23.05%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
10/30/2025	3,439.00	1,154.87	892.20	599.12	792.81	-
11/5/2025	2,861.62	960.98	742.41	498.53	659.70	-
11/14/2025	22,277.34	7,481.08	5,779.56	3,880.99	5,135.70	0.01
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		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL	28,577.96	9,596.93	7,414.18	4,978.64	6,588.21	
Net Total on Roll	816,857.75					
Collection Surplus / (Deficit)	(788,279.79)					

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date

11/20/2025

Payable To

Cobblestone CDD

Check Amount

\$3,280.03

Check Description

2022-1 Debt Service Dist 11.14.25

Code:

200.103200.1000

Check Amount

\$2,202.55

Check Description

2022-2 Debt Service Dist 11.14.25

Code:

201.103200.1000

Check Amount

\$2,914.63

Check Description

2024 Debt Service Dist 11.15.25

Code:

202.103200.1000

TOTAL:

\$8,397.21

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

COBBLESTONE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	274,313.66	33.58%	0.335800	
Net DS 2022-1	211,923.00	25.94%	0.259400	5%
Net DS 2022-2	142,306.94	17.42%	0.174200	
Net DS 2024	188,314.14	23.05%	0.230500	
Net Total	816,857.75	100.00%	1.000000	

Date Received	Amount Received	33.58%	25.94%	17.42%	23.05%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
10/30/2025	3,439.00	1,154.87	892.20	599.12	792.81	-
11/5/2025	2,861.62	960.98	742.41	498.53	659.70	-
11/14/2025	22,277.34	7,481.08	5,779.56	3,880.99	5,135.70	0.01
11/20/2025	12,642.89	4,245.68	3,280.03	2,202.55	2,914.63	-
		-	-	-	-	-
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		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL	41,220.85	13,842.61	10,694.21	7,181.19	9,502.84	
Net Total on Roll	816,857.75					
Collection Surplus / (Deficit)	(775,636.90)					

INVOICE

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

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



Cleaning Commercial Acct:Inframark Community Management:Cobblestone

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

Ship to
Cobblestone
3212 Gall Blvd
Zephyrhills, FL 33541

Invoice details

Technician: Nick

Invoice no.: 2025-1429
Terms: Net 30
Invoice date: 11/10/2025
Due date: 12/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Florida Pool Rules Sign 24x36	Florida Pool Rules Sign 24x36	1	\$35.00	\$35.00

Total **\$35.00**

Ways to pay



[View and pay](#)

Mortensen Engineering Inc.

6408 W Linebaugh Ave, Suite 111
Tampa, FL 33625-4909 US
soconnell@meitampa.com



INVOICE

BILL TO
Cobblestone CDD c/o Inframark
2500 Pan Am Circle, Suite 300
Tampa, FL 33607

INVOICE 4147
DATE 10/23/2025
TERMS Net 30
DUE DATE 11/22/2025

PROJECT NO.
11144

PROJECT NAME
Cobblestone - Phase 2

ACTIVITY	QTY	DUE	RATE	AMOUNT
Ground Subsidence Study Ground Depression Area - Pond SW-4	1	9,850.00 of 9,850.00	9,850.00	9,850.00

BALANCE DUE \$9,850.00

Estimate Summary

Estimate 11144	9,850.00
This invoice 4147	\$9,850.00
Total invoiced	9,850.00

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

Location:
COBBLESTONE
ACROSS FROM BLUE LAGOON DR & GALL
BLVD
ZEPHYRHILLS FL 33541
USA

Invoice No.: 439834
Invoice Date: 9/16/2025
Payment Terms:
Order No: W000404467
Ordered By: TATIANA PAGAN
Purchase Order:
Salesperson: RONALD SILVEIRA

Project Name: UPDATE POOL-AMENITY SIGNS

No.	Item	Description	Quantity	Unit Price	Net Price
1	M000989	ITEM-SIGNAGE / DISPLAY-M000989	1.000	927.20	927.20
		SIGNAGE / DISPLAY IJ180 VINYL SIGN FACE ONLY TO 3MM DIBOND CUSTOM S/S POOL RULES FENCE SIGN W/TUBING FOR MOUNTING ON FENCE			
2	M000989	ITEM-SIGNAGE / DISPLAY-M000989	1.000	338.70	338.70
		SIGNAGE / DISPLAY IJ180 VINYL SIGN FACE ONLY TO 3MM DIBOND CUSTOM S/S AMENITY RULES SIGN			
3	M001959	ITEM-SIGN PACKAGES-M001959	1.000	241.95	241.95
		SIGN PACKAGES CUSTOM EXTERIOR SIGN NON-ILLUMINATED CUSTOM 18IN X 24IN S/S PLAYGROUND RULES SIGN			
4	L002161	LABOR/INSTALL TAMPA LOCAL 15-30	1.000	250.00	250.00
		LABOR / INSTALLATION INSTALL TAMPA LOCAL 15-30 ESTIMATED INSTALL ACTUAL TBD			

No.	Item	Description	Quantity	Unit Price	Net Price
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Remit To:

ONSIGHT INDUSTRIES, LLC
 900 CENTRAL PARK DR
 SANFORD FL 32771
 407-830-8861

Sales Amount:	1,757.85
Sales Tax:	123.05
Prepaid Amount:	0.00
Total:	1,880.90





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

Invoice

Date	Invoice #
9/19/2025	SA-15432

**Please make all Checks payable to:
 Steadfast Alliance**

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

Ship To
SE1630 Cobblestone CDD Pond Cleanout

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SE1630 Cobblestone Pond Cleanout			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
This proposal is for physically removing the vegetation that has emerged from the water along part of the perimeter of the pond located off of Fall Harvest Drive. See attached map for removal area. Steadfast crew will utilize hand tools to cut out vegetation. Debris will be hauled off-site. This work is NTE \$3,000.00	1	3,000.00	0			100.00%	3,000.00	3,000.00

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	\$3,000.00
Payments/Credits	\$0.00
Balance Due	\$3,000.00



Steadfast Alliance

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

Invoice

Date	Invoice #
10/31/2025	SA-16787

**Please make all Checks payable to:
Steadfast Alliance**

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

Ship To
SM1191 Cobblestone CDD 2926 Ivory Bluff Court Zephyrhills, FL 33540

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SM1191 Cobblestone CDD			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
This proposal for the yearly mulch touch up throughout all of the common areas. Price includes materials and labor. Pine Bark Mini Nugget Mulch - Per Cubic Yard	150	9,000.00	0			100.00%	60.00	9,000.00

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

Total	\$9,000.00
Payments/Credits	\$0.00
Balance Due	\$9,000.00



Steadfast Alliance

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

Invoice

Date	Invoice #
10/31/2025	SA-16788

**Please make all Checks payable to:
Steadfast Alliance**

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

Ship To
SM1191 Cobblestone CCD 2926 Ivory Bluff Court Zephyrhills, FL 33540

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SM1191 Cobblestone CDD			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Plant replacements and mulch replenishment at the amenity center. Price includes materials, labor, and dump fees.								
Ixora - Nora Grant - 7 Gallon	25	1,375.00	0			100.00%	55.00	1,375.00
Duranta - Gold Mound - 7 Gallon	15	825.00	0			100.00%	55.00	825.00
Magnolia - Little Gem - 45 Gallon	1	650.00	0			100.00%	650.00	650.00
Croton - Petra - 7 Gallon	40	2,200.00	0			100.00%	55.00	2,200.00
Blue Daze - 3 Gallon	70	1,260.00	0			100.00%	18.00	1,260.00
Viburnum - Walter's - 7 Gallon	15	825.00	0			100.00%	55.00	825.00
Irrigation - Add/Adjust as needed	1	450.00	0			100.00%	450.00	450.00

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	\$7,585.00
Payments/Credits	\$0.00
Balance Due	\$7,585.00



Steadfast Alliance

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

Invoice

Date	Invoice #
10/31/2025	SA-16789

**Please make all Checks payable to:
Steadfast Alliance**

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

Ship To
SM1191 Cobblestone CDD 2926 Ivory Bluff Court Zephyrhills, FL 33540

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SM1191 Cobblestone CDD			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Minor plant replacements in the main entrance center island. Price includes materials, labor, and dump fees.								
Duranta - Gold Mound - 7 Gallon	20	1,100.00	0			100.00%	55.00	1,100.00
Schefflera Arboricola - Trinette - 7 Gallon	25	1,375.00	0			100.00%	55.00	1,375.00
Muhly Grass - Pink - 3 Gallon	5	90.00	0			100.00%	18.00	90.00
Irrigation - Add/Adjust as needed	1	125.00	0			100.00%	125.00	125.00

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

Total	\$2,690.00
Payments/Credits	\$0.00
Balance Due	\$2,690.00



Steadfast Alliance

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

Invoice

Date	Invoice #
10/31/2025	SA-17275

Please make all Checks payable to:
Steadfast Alliance

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	6158			Net 30	SM1191 Cobblestone CDD

Quantity	Description	Rate	Serviced Date	Amount
1	<p>Irrigation Service Request</p> <p>During this monthly inspection on 10.15.25, our tech was not able to complete it as there were several alarms on the timer for zones not operating. Our service tech was dispatched the next day to investigate and repair. Jeanette found these issues:</p> <p>I checked the ADM mA and they were good.</p> <p>Searched the decoders through the advanced settings and only 1 and 2 were communicating.</p> <p>I checked decoders 3&4 with the programmer and they were not reading. I cut the 2 wire splice, checked the voltage and got a reading of 24 volts.</p> <p>I ran wire over the ground from the controller to the valve box for zones 3&4 and got a voltage reading of 36 volts. I searched the decoders at the controller and all decoders in the field were communicating.</p> <p>In order to fix the issue we need to run new wire from the controller to the valve box for zones 3&4.</p> <p>I reported my findings to Yovani and due to not having wire with me to fix the problem I had to step out and get a roll of 2 wire.</p>		10/16/2025	0.00

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
Payments/Credits
Balance Due



Steadfast Alliance

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

Invoice

Date	Invoice #
10/31/2025	SA-17275

Please make all Checks payable to:
Steadfast Alliance

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	6158			Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	I trenched, ran new wire,covered the trench, cleaned the area and made new connections. Irrigation system is working properly. I performed the wet check and everything is working good. Changed 3 clogged nozzles.			10/16/2025	
1	Irrigation Parts 20 ft- 2 wire 4-DBRYS 4- blue wire nuts 3- nozzles		175.00		175.00
3	Irrigation Labor		85.00		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	\$430.00
Payments/Credits	\$0.00
Balance Due	\$430.00



Steadfast Alliance

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

Invoice

Date	Invoice #
7/31/2025	SA-14328

Please make all Checks payable to:
Steadfast Alliance

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Irrigation Service Request Our technician was on site due to controller alarms that were reported by the account manager. Our tech found that the system was displaying over current, which usually means there is a wire issue. She located the valve that was causing the issue and found that the wires coming from the decoder to the solenoid had came off due to corrosion from having incorrect wire nuts installed. She also found a nick on the 2-wire. All connections were re-done and working as they should. Includes service call fee plus 1 hr		125.00	7/24/2025	125.00
1	Irrigation Parts 6- Wire Nuts 2- DBRYS		25.00	7/24/2025	25.00
1	Irrigation Labor- 1 additional hour(2hrs total)		85.00	7/24/2025	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	\$235.00
Payments/Credits	\$0.00
Balance Due	\$235.00



Steadfast Alliance

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

Invoice

Date	Invoice #
11/14/2025	SA-17497

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1191 Cobblestone CDD 2926 Ivory Bluff Court Zephyrhills, FL 33540

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

Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Cover all non cold hardy plant material at the main entrance and amenity center in the event of a hard freeze. Price includes materials and labor.								
Scope of Work: Cover all Crotons and Duranta plants with freeze cloth at the main entrance and amenity center. Secure freeze cloth with ground staples. Includes return visit to remove freeze cloth. Proposal is for (1) event but can be repeated for multiple freeze events and each will be billed separately.								
Freeze Cloth - 7.5'x300' - Per Roll	1	450.00	0			100.00%	450.00	450.00
Labor - Per Man Hour	10	500.00	0			100.00%	50.00	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	\$950.00
Payments/Credits	\$0.00
Balance Due	\$950.00



Daily Logs List

Nov 12, 2025

Job: SM1191 Cobblestone CDD - Abatement
Lots HOA

Title: Frost Prevention Removal

Added By: Jason Combee

Log Notes:

Removed frost cloth. No freeze damage. Crotons did drop a few leaves from the low temperatures which is very normal and is to be expected.

Weather Conditions:

Sunny

Wed, Nov 12, 2025, 12:00 AM



70°F

34°F

Wind: 7 mph
Humidity: 97%
Total Precip: 0"

Attachments: 12





Printed: Nov 14, 2025
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Nov 10, 2025

Job: SM1191 Cobblestone CDD - Abatement
Lots HOA

Title: Frost Prevention

Added By: Jason Combee

Log Notes:

Covered all new cold intolerant plant material in preparation for the potential freezing temperatures. Return visit to remove coverings is scheduled for Wednesday pending forecast.

Suspended irrigation system until night time freezing temperatures are no longer forecast. (Monday-Wednesday) System is scheduled to restart Wednesday night. Will adjust if forecast changes.

Weather Conditions:

Partly cloudy with showers

Mon, Nov 10, 2025, 8:35 PM



70°F

46°F

Wind: 13 mph
Humidity: 95%
Total Precip: 0.07"

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CENTRAL PEST CONTROL	11/20/2025	157441	\$67.00			11/20 - Pest Control
CENTRAL PEST CONTROL	12/10/2025	158319	\$67.00		\$134.00	Nov 25 - Pest Control
CHARTER COMMUNICATIONS	11/24/2025	1848381112425	\$178.96			11/24 - 12/23 - Internet
COOPER POOLS INC.	12/1/2025	2025-1495	\$1,925.00			Dec 25 - Pool Maintenance
ELI PREMIER SERVICES, LLC	10/23/2025	INV0024	\$707.00			Nov 25 - Janitorial Services
ELI PREMIER SERVICES, LLC	11/25/2025	INV0042	\$700.00			Nov 25 - Janitorial Services
ELI PREMIER SERVICES, LLC	12/23/2025	INV0050	\$700.00		\$2,107.00	Dec 25 - Janitorial Services
INFRAMARK LLC	12/1/2025	165689	\$1,000.00			Accounting Services - Dec 25
INFRAMARK LLC	12/1/2025	165689	\$375.00			Administrative Services - Dec 25
INFRAMARK LLC	12/1/2025	165689	\$416.66			Dissemination Services - Dec 25
INFRAMARK LLC	12/1/2025	165689	\$2,166.67			District Management - Dec 25
INFRAMARK LLC	12/1/2025	165689	\$1,000.00			Field Management - Dec 25
INFRAMARK LLC	12/1/2025	165689	\$416.67			Financial / Revenue Collections - Dec 25
INFRAMARK LLC	12/1/2025	165689	\$375.00			Recording Secretary - Dec 25
INFRAMARK LLC	12/1/2025	165689	\$50.00			Rentals / Leases - Conference Room Rental
INFRAMARK LLC	12/1/2025	165689	\$50.00			Technology / Data Storage - Dec 25
INFRAMARK LLC	12/1/2025	165689	\$200.00	\$6,050.00	\$6,050.00	Website Maintenance - Dec 25
REDWIRE,LLC	11/25/2025	621231	\$565.00			Dec 25 - Access Control
REDWIRE,LLC	12/25/2025	625899	\$565.00		\$1,130.00	Jan 26 - Access Control
STEADFAST MAINTENANCE	11/30/2025	SA-17990	\$1,000.00			11/10,11/24 - FDOT ROW Mowing
STEADFAST MAINTENANCE	12/1/2025	SA-17945	\$9,780.66		\$10,780.66	Dec 25 - Landscape Maintenance
Monthly Contract Subtotal			\$22,305.62			
Variable Contract						
INFRAMARK LLC	11/25/2025	164523	\$68.13			B/W Copies / Color Copies
INFRAMARK LLC	11/25/2025	164523	\$14.80		\$82.93	Postage
PASCO COUNTY UTILITIES	11/21/2025	23491206	\$4,194.71			10/06 - 11/05 - Water
PASCO COUNTY UTILITIES	11/21/2025	23491312	\$1,825.27			10/06 - 11/05 - Water
PASCO COUNTY UTILITIES	12/17/2025	121725-0930	\$1,669.75			11/05 - 12/05 - Water
PASCO COUNTY UTILITIES	12/17/2025	23625698	\$1,330.55		\$9,020.28	11/05 - 12/05 - Water

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
STANTEC CONSULTING SERVICES, INC	12/12/2025	2499336	\$7,501.75			Through 11/30 - DE
Variable Contract Subtotal			\$16,604.96			
Regular Services						
INFRAMARK LLC	12/22/2025	166663	\$83.56			Nov 25 - B/W Copies, Color Copies, Postage
JOHN C. BLAKLEY	12/18/2025	JB-121825	\$200.00			BOARD 12/18/25
LEE R. THOMPSON	12/18/2025	LT-121825	\$200.00			BOARD 12/18/25
Regular Services Subtotal			\$483.56			
Additional Services						
COBBLESTONE CDD	11/25/2025	11252025 - 01	\$1,890.78			SERIES 2022-1 TAX DIST ID 11.14.25
COBBLESTONE CDD	11/25/2025	11252025 - 01	\$1,269.66			SERIES 2022-2 TAX DIST ID 11.14.25
COBBLESTONE CDD	11/25/2025	11252025 - 01	\$1,680.14	\$4,840.58		SERIES 2024 TAX DIST ID 11.14.25
COBBLESTONE CDD	12/5/2025	12052025-1114	\$157,559.62			SERIES 2024 FY26 DS 11.14.25
COBBLESTONE CDD	12/5/2025	12052025-1114	\$177,312.79			SERIES 2022-1 FY26 DS 11.14.25
COBBLESTONE CDD	12/5/2025	12052025-1114	\$119,066.08	\$453,938.49		SERIES 2022-2 FY26 DS 11.14.25
COBBLESTONE CDD	12/10/2025	121025-1114	\$10,376.94			SERIES 2022-1 FY26 TAX DIST ID 11.14.25
COBBLESTONE CDD	12/10/2025	121025-1114	\$6,968.15			SERIES 2022-2 FY26 TAX DIST ID 11.14.25
COBBLESTONE CDD	12/10/2025	121025-1114	\$9,220.92	\$26,566.01		SERIES 2024 FY26 TAX DIST ID 11.15.25
COBBLESTONE CDD	12/17/2025	12172025-1217	\$828.74			SERIES 2022-1 FY26 TAX DIST ID 12.17.25
COBBLESTONE CDD	12/17/2025	12172025-1217	\$556.50			SERIES 2022-2 FY26 TAX DIST ID 12.17.25
COBBLESTONE CDD	12/17/2025	12172025-1217	\$736.42	\$2,121.66	\$487,466.74	SERIES 2024 FY26 TAX DIST ID 12.17.25
COOPER POOLS INC.	12/12/2025	2025-1566	\$64.33			Dec 25 - Stenner Repair.
INFRAMARK LLC	11/25/2025	164523	\$152.20			Rentals / Leases - Conference Room Rental
INFRAMARK LLC	12/22/2025	166663	\$87.69		\$239.89	Nov 25 - Conference Room Rental
MR. PRESSURE WASHING	12/9/2025	INV-000951	\$1,500.00			12/09 - Monument Holiday Decorations
Additional Services Subtotal			\$489,270.96			
TOTAL			\$528,665.10			



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. ACCOUNT NUMBER
157441 17140

INVOICE DATE
11/20/2025

LICENSE
JB172341

DUE DATE (NET 0 TERMS)
Upon Receipt

AMOUNT DUE
\$67.00

Cobblestone Poolhouse (Acct #: 17140)

ITEM	QUANTITY	PRICE	SUBTOTAL
MONTHLY OUTSIDE PEST CONTROL	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



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. ACCOUNT NUMBER
158319 17140

INVOICE DATE
12/10/2025

LICENSE
JB172341

DUE DATE (NET 0 TERMS)
Upon Receipt

AMOUNT DUE
\$67.00

Cobblestone Poolhouse (Acct #: 17140)

ITEM	QUANTITY	PRICE	SUBTOTAL
MONTHLY OUTSIDE PEST CONTROL	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

November 24, 2025
 Invoice Number: 1848381112425
 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**

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.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.



Summary *Service from 11/24/25 through 12/23/25 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 12/11/25	\$178.96

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 24 11252025 NNNNNYNN 01 000964 0005

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



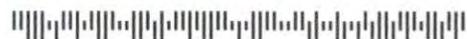
November 24, 2025
COBBLESTONE COMMUNITY

Invoice Number: 1848381112425
 Account Number: 8337 13 001 1848381
 Service At: 38049 COBBLE CREEK BLVD
 ZEPHYRHILLS FL 33540-7397

Total Due by 12/11/25 **\$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: 1848381112425
 Account Number: 8337 13 001 1848381
 Security Code: 8549

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**
 8633 2390 DY RP 24 11252025 NNNNNYNN 01 000964 0005

Charge Details		
Previous Balance		366.87
Check Payment-thank You	10/29	-178.96
Check Payment-thank You	11/12	-187.91
Remaining Balance		\$0.00

Payments received after 11/24/25 will appear on your next bill.
 Service from 11/24/25 through 12/23/25

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

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$20.00
--------------------------------	----------------

Other Charges	
Payment Processing	5.00
Other Charges Total	\$5.00

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

Current Charges	\$178.96
Total Due by 12/11/25	\$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!

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

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

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

Visit: spectrumbusiness.net/payment

(My Account login required)



Payment Options

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

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

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



INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@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.: 2025-1495
Terms: Net 30
Invoice date: 12/01/2025
Due date: 12/31/2025

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

Ways to pay



[View and pay](#)

Total	\$1,990.00
Payment	-\$65.00
Balance due	\$1,925.00

ĒLI PREMIER SERVICES

ĒLI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539

8139270178

elipremierservices@gmail.com

INVOICE

INV0024

DATE

10/23/2025

DUE DATE

10/23/2025

BALANCE DUE

USD \$707.00

BILL TO

Cobblestone CDD c/o Inframark

2005 Pan Am Circle Suite 300

Tampa FL 33607

inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Furniture pressure wash Chairs, loungers, table and life preservers pressure washed. Columns under veranda also pressure washed.	\$707.00	1	\$707.00

TOTAL

\$707.00

Payment Info

PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

USD \$707.00

BY CHECK

ĒLI PREMIER SERVICES LLC

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

Thank you!

ĒLI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8134151678
elipremierservices@gmail.com

INVOICE
INV0042

DATE
11/25/2025

DUE DATE
12/15/2025

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

PAYMENT INSTRUCTIONS
P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE
USD \$700.00

BY CHECK
ĒLI PREMIER SERVICES LLC

November cleaning service

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
165689

DATE
12/1/2025

CUSTOMER ID
C2409

NET TERMS
Due On Receipt

PO#

DUE DATE
12/1/2025

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

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administration	1	Ea	375.00		375.00
Dissemination Services	2	Ea	208.33		416.66
District Management	1	Ea	2,166.67		2,166.67
Field Services	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	375.00		375.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Subtotal					6,050.00

Subtotal	\$6,050.00
Tax	\$0.00
Total Due	\$6,050.00

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.



redwire

FEID #27-1194163

Remittance Address:

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

<h1>Invoice</h1>	
Invoice Number 621231	Date 11/25/2025
Customer Number W4C5595	Terms Net 30

Total Due: \$565.00

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

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

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

Customer Number	PO Number	Invoice Date	Terms
W4C5595		11/25/2025	Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CS Access Control Management and Maintenance 12/01/2025 - 12/31/2025	1.00	\$80.00	\$80.00
CCTV Maintenance 12/01/2025 - 12/31/2025	1.00	\$85.00	\$85.00
Video Verification Monitoring 12/01/2025 - 12/31/2025	1.00	\$400.00	\$400.00
Subtotal:			\$565.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
11/25/2025	621231	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 #
11/30/2025	SA-17990

Please make all Checks payable to:
Steadfast Alliance

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
1	FDOT ROW Mowing along 301. Service dates: November 10		500.00	11/10/2025	500.00
1	FDOT ROW Mowing along 301. Service dates: November 24.		500.00	11/24/2025	500.00

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

Total	\$1,000.00
Payments/Credits	\$0.00
Balance Due	\$1,000.00



Steadfast Alliance

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

Invoice

Date	Invoice #
12/1/2025	SA-17945

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1191 Cobblestone CDD 2926 Ivory Bluff Court Zephyrhills FL 33540 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
					0.00
1	Landscape Maintenance for the month of		1,050.00		1,050.00

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

Total	\$9,780.66
Payments/Credits	\$0.00
Balance Due	\$9,780.66



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

164523

DATE

11/25/2025

BILL TO

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

CUSTOMER ID

C2409

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/25/2025

Services provided for the Month of: **October 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Bryan Radcliff- 9-1-25 SPRINGHILL SUITES LAND : CDD Meeting: \$152.20	1	Ea	152.20		152.20
B/W Copies	384	Ea	0.15		57.60
Color Copies	27	Ea	0.39		10.53
Postage	20	Ea	0.74		14.80
Subtotal					235.13

Subtotal	\$235.13
Tax	\$0.00
Total Due	\$235.13

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.



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

LAND O' LAKES
 NEW PORT RICHEY
 DADE CITY

(813) 235-6012
 (727) 847-8131
 (352) 521-4285

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

4049 1 1
 14-92910

COBBLESTONE CDD
 Service Address: **3061 COBBLE CREEK BOULEVARD**

Bill Number: 23491206
 Billing Date: 11/21/2025
 Billing Period: 10/6/2025 to 11/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	10/6/2025	3141	11/5/2025	3643	30	502

Usage History

Month	Usage
November 2025	Irrigation 502
October 2025	1624
September 2025	429
August 2025	307
July 2025	214
June 2025	460
May 2025	107
April 2025	302
March 2025	0
February 2025	54
January 2025	54
	361

Transactions

Previous Bill		14,696.63
Payment 11/05/25		-3,000.00 CR
Past Due		11,696.63
Current Transactions		
Irrigation		
Water Base Charge		63.99
Water Tier 1	80.0 Thousand Gals X \$3.47	277.60
Water Tier 2	40.0 Thousand Gals X \$6.94	277.60
Water Tier 3	382.0 Thousand Gals X \$9.36	3,575.52
Total Current Transactions		4,194.71
TOTAL BALANCE DUE		\$15,891.34

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net

Check this box if entering change of mailing address on back

NOV 24 2025
 By _____

Account # 1217610
 Customer # 01400688
 Past Due 11,696.63
 Current Transactions 4,194.71

Total Balance Due \$15,891.34
Due Date 12/8/2025

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

014006887121761082349120670015891341



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

LAND O' LAKES
 NEW PORT RICHEY
 DADE CITY

(813) 235-6012
 (727) 847-8131
 (352) 521-4285

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

4203 1 1
 14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 23491312

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	240603387	10/6/2025	413	11/5/2025	442	30	29
Irrig Potable	232147326	10/6/2025	2238	11/5/2025	2403	30	165

Month	Usage History	
	Water	Reclaimed
November 2025	29	165
October 2025	29	93
September 2025	32	98
August 2025	30	87
July 2025	18	68
June 2025	29	388
May 2025	34	445
April 2025	24	115
March 2025	1	11

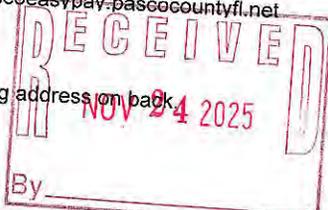
Transactions		
Previous Bill		
Payment 11/05/25		1,151.35
Balance Forward		-1,151.35 CR
Current Transactions		0.00
Water		
Water Base Charge		11.00
Water Tier 1	5.0 Thousand Gals X \$2.18	10.90
Water Tier 2	5.0 Thousand Gals X \$3.47	17.35
Water Tier 3	5.0 Thousand Gals X \$6.94	34.70
Water Tier 4	14.0 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	86.75
Water Tier 2	13.0 Thousand Gals X \$6.94	90.22
Water Tier 3	127.0 Thousand Gals X \$9.36	1,188.72
Total Current Transactions		1,825.27
TOTAL BALANCE DUE		\$1,825.27



Please return this portion with payment

TO PAY ONLINE, VISIT pasco.easypay.pascocountyfl.net

Check this box if entering change of mailing address on back



Account # 1230930
 Customer # 01551298
 Balance Forward 0.00
 Current Transactions 1,825.27

Total Balance Due \$1,825.27
Due Date 12/8/2025

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

015512985123093042349131210001825279



INVOICE

Invoice Number 2499336
Invoice Date December 12, 2025
Customer Number 169052
Project Number 238202132

Bill To
Cobblestone Community
Development District
Accounts Payable
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa FL 33607
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eff@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: \$27,257.00
Authorization Budget Remaining: -\$5,666.75
Authorization Billed to Date: \$34,758.75
Current Invoice Due: \$7,501.75
For Period Ending: November 30, 2025

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

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

Invoice Number

2499336

Project Number

238202132

Top Task 2026 **2026 FY General Consulting Services**

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 09 Nurse, Vanessa M	4.75	183.00	869.25
	4.75		869.25
Level 10 Waag, R Tyson (Tyson)	19.75	190.00	3,752.50
	19.75		3,752.50
Level 14 Stewart, Tonja L	12.00	240.00	2,880.00
	12.00		2,880.00
Professional Services Subtotal	36.50		7,501.75

Top Task 2026 Total **7,501.75**

Total Fees & Disbursements \$7,501.75

INVOICE TOTAL (USD) **7,501.75**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-14	238202132	2026	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	FILED BACK-UP FOR PHASE 1 CERTIFICATE OF COMPLETION	
2025-10-22	238202132	2026	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	PREPARED ENGINEER'S CERTIFICATE FOR SERIES 2025	
2025-10-24	238202132	2026	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-10-30	238202132	2026	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-11-04	238202132	2026	Direct - Regular	NURSE, VANESSA M	1.50	183.00	274.50	DOWNLOADED BACK-UP TO START PREPARING COMMUNITY MAPPING	
2025-11-05	238202132	2026	Direct - Regular	NURSE, VANESSA M	1.50	183.00	274.50	DOWNLOADED BACK-UP TO START PREPARING COMMUNITY MAPPING	
2025-10-06	238202132	2026	Direct - Regular	STEWART, TONJA L	3.50	240.00	840.00	PREPARE FOR AND ATTEND EMERGENCY CDD MEETING AND FOLLOW UP	
2025-10-13	238202132	2026	Direct - Regular	STEWART, TONJA L	3.00	240.00	720.00	COORDINATION WITH DISTRICT COUNSEL	
2025-10-20	238202132	2026	Direct - Regular	STEWART, TONJA L	3.00	240.00	720.00	PREPARE FOR CDD MEETING, REVIEW REQUISITION	
2025-11-03	238202132	2026	Direct - Regular	STEWART, TONJA L	1.50	240.00	360.00	FOLLOW UP REGARDING CERTIFICATION OF RETAINING WALL CONSTRUCTION AND ACQUISITION	
2025-11-10	238202132	2026	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	DISCUSSION WITH TYSON REGARDING STORMWATER POND DEWATERING AND SLOPE AND PIPE INFLOW ISSUES	
2025-10-06	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	REVIEW EMAIL CORRESPONDENCE, PROPOSALS, AND EMERGENCY MEETING AGENDA. MEETING ATTENDANCE IN PERSON. MEETING WITH MEI TO DISCUSS COURSE OF ACTION FOR POND 3 AND POND 4.	
2025-10-08	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY FINANCIAL REVIEW.	
2025-10-10	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	REVIEW EMAIL CORRESPONDENCE REGARDING MEI PROPOSAL AND SITE INVESTIGATION FOR POND 3.	
2025-10-14	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINANCIAL REVIEW	
2025-10-22	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION.	
2025-10-23	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW EMAIL CORRESPONDENCE. FINANCIAL REVIEW.	
2025-10-24	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW EMAIL CORRESPONDENCE AND GEO-REPORT FROM MEI. EMAIL CORRESPONDENCE WITH M/I HOMES AND DM.	
2025-11-04	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH DM. TEAM COORDINATION REGARDING MAINTENANCE MAPPING UPDATES.	
2025-11-06	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW OF COMPACTION GROUT PROPOSAL, REVIEW GEOTECH REPORT FROM MEI AND ADDRESS DM AND BOARDS QUESTIONS.	
2025-11-07	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	EMAIL CORRESPONDENCE WITH DM AND BOARD. FOLLOW UP WITH MEI REGARDING GROUT PROPOSALS.	
2025-11-11	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW EMAIL CORRESPONDENCE REGARDING POND 3 ISSUE AND POND 4 DEPRESSION. RFP FOR POND 3 WASHOUT.	
2025-11-12	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	3.00	190.00	570.00	TEAM COORDINATION. REVIEW PERMITTING INFORMATION FOR KB HOMES. REVIEW PLAN SETS FROM KB HOMES. RESEARCH DEWATERING PLAN	
2025-11-13	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	TEAM COORDINATION. REVIEW POND 3 HISTORY AND AERIALS. PROVIDE DETAILED EMAIL REGARDING EROSION AND MES REPAIR WORK. CALL WITH DM AND BOARD.	
2025-11-14	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	REVIEW DOCUMENTS PROVIDED BY MEI REGARDING KB HOMES. RESPOND TO DM, BOARD, AND DC. EMAIL WITH STEADFAST REGARDING MAINTENANCE MAPPING.	
2025-11-17	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE (TEAMS).	

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-11-18	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW GROUT INJECTION PROPOSALS AND RESPOND TO DM AND BOARD. REVIEW BOS MEETING FOLLOW-UP AND PROVIDE RESPONSE TO DM. REVIEW RETAINING WALL CORRESPONDENCE.	
2025-11-20	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	CONTACT VENDORS REGARDING EROSION PROPOSALS FOR POND 3. EMAIL CORRESPONDENCE WITH DM.	
2025-11-21	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION AND EMAIL CORRESPONDENCE REGARDING RETAINING WALL.	
2025-11-24	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	FOLLOW UP WITH VENDOR TO REQUEST PROPOSED WORK AREA. PROVIDE INFORMATION TO THE DM.	
Total subTask 2026					36.50		\$7,501.75		
Total Top Task 2026					36.50		\$7,501.75		
Total Project 238202132					36.50		\$7,501.75		

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Cobblestone CDD – Regular Meeting

Board Meeting Date: 12/18/2025

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

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

Approved for payment:

Bryan Radcliff
District Manager Signature

12/18/2025
Date

*****PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Cobblestone CDD – Regular Meeting

Board Meeting Date: 12/18/2025

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

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

Approved for payment:

Bryan Radcliff
District Manager Signature

12/18/2025
Date

*****PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date

11/25/2025

Payable To

Cobblestone CDD

Check Amount

\$1,890.78

Check Description

2022-1 Debt Service Dist 11.14.25

Code:

200.103200.1000

Check Amount

\$1,269.66

Check Description

2022-2 Debt Service Dist 11.14.25

Code:

201.103200.1000

Check Amount

\$1,680.14

Check Description

2024 Debt Service Dist 11.15.25

Code:

202.103200.1000

TOTAL:

\$4,840.58

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

COBBLESTONE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	274,313.66	33.58%	0.335800	
Net DS 2022-1	211,923.00	25.94%	0.259400	4%
Net DS 2022-2	142,306.94	17.42%	0.174200	
Net DS 2024	188,314.14	23.05%	0.230500	
Net Total	816,857.75	100.00%	1.000000	

Date Received	Amount Received	33.58%	25.94%	17.42%	23.05%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
10/30/2025	3,439.00	1,154.87	892.20	599.12	792.81	-
11/5/2025	2,861.62	960.98	742.41	498.53	659.70	-
11/14/2025	22,277.34	7,481.08	5,779.56	3,880.99	5,135.70	0.01
11/25/2025	7,288.01	2,447.43	1,890.78	1,269.66	1,680.14	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL	35,865.97	12,044.36	9,304.95	6,248.31	8,268.35	
Net Total on Roll	816,857.75					
Collection Surplus / (Deficit)	(780,991.78)					

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date

12/5/2025

Payable To

Cobblestone CDD

Check Amount

\$177,312.79

Check Description

2022-1 Debt Service Dist 11.14.25

Code:

200.103200.1000

Check Amount

\$119,066.08

Check Description

2022-2 Debt Service Dist 11.14.25

Code:

201.103200.1000

Check Amount

\$157,559.62

Check Description

2024 Debt Service Dist 11.15.25

Code:

202.103200.1000

TOTAL:

\$453,938.49

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

COBBLESTONE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	274,313.66	33.58%	0.335800	
Net DS 2022-1	211,923.00	25.94%	0.259400	88%
Net DS 2022-2	142,306.94	17.42%	0.174200	
Net DS 2024	188,314.14	23.05%	0.230500	
Net Total	816,857.75	100.00%	1.000000	

Date Received	Amount Received	33.58%	25.94%	17.42%	23.05%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
10/30/2025	3,439.00	1,154.87	892.20	599.12	792.81	-
11/5/2025	2,861.62	960.98	742.41	498.53	659.70	-
11/14/2025	22,277.34	7,481.08	5,779.56	3,880.99	5,135.70	0.01
11/25/2025	7,288.01	2,447.43	1,890.78	1,269.66	1,680.14	-
12/5/2025	683,452.60	229,514.12	177,312.79	119,066.08	157,559.62	(0.01)
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
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		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL	719,318.57	241,558.47	186,617.74	125,314.38	165,827.97	
Net Total on Roll	816,857.75					
Collection Surplus / (Deficit)	(97,539.18)					

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date

12/10/2025

Payable To

Cobblestone CDD

Check Amount

\$10,376.94

Check Description

2022-1 Debt Service Dist 11.14.25

Code:

200.103200.1000

Check Amount

\$6,968.15

Check Description

2022-2 Debt Service Dist 11.14.25

Code:

201.103200.1000

Check Amount

\$9,220.92

Check Description

2024 Debt Service Dist 11.15.25

Code:

202.103200.1000

TOTAL:

\$26,566.01

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

COBBLESTONE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	274,313.66	33.58%	0.335800	
Net DS 2022-1	211,923.00	25.94%	0.259400	93%
Net DS 2022-2	142,306.94	17.42%	0.174200	
Net DS 2024	188,314.14	23.05%	0.230500	
Net Total	816,857.75	100.00%	1.000000	

Date Received	Amount Received	33.58%	25.94%	17.42%	23.05%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
10/30/2025	3,439.00	1,154.87	892.20	599.12	792.81	-
11/5/2025	2,861.62	960.98	742.41	498.53	659.70	-
11/14/2025	22,277.34	7,481.08	5,779.56	3,880.99	5,135.70	0.01
11/25/2025	7,288.01	2,447.43	1,890.78	1,269.66	1,680.14	-
12/5/2025	683,452.60	229,514.12	177,312.79	119,066.08	157,559.62	(0.01)
11/5/2025	(180.00)	(60.44)	(46.70)	(31.36)	(41.50)	-
12/10/2025	39,997.96	13,431.95	10,376.94	6,968.15	9,220.92	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL	759,136.53	254,929.99	196,947.99	132,251.17	175,007.40	
Net Total on Roll	816,857.75					
Collection Surplus / (Deficit)	(57,721.22)					

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date

12.17.25

Payable To

Cobblestone CDD

Check Amount

\$828.74

Check Description

2022-1 Debt Service Dist 12.17.25

Code:

200.103200.1000

Check Amount

\$556.50

Check Description

2022-2 Debt Service Dist 12.17.25

Code:

201.103200.1000

Check Amount

\$736.42

Check Description

2024 Debt Service Dist 12.17.25

Code:

202.103200.1000

TOTAL:

\$2,121.66

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

COBBLESTONE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	274,313.66	33.58%	0.335800	
Net DS 2022-1	211,923.00	25.94%	0.259400	93%
Net DS 2022-2	142,306.94	17.42%	0.174200	
Net DS 2024	188,314.14	23.05%	0.230500	
Net Total	816,857.75	100.00%	1.000000	

Date Received	Amount Received	33.58%	25.94%	17.42%	23.05%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	
10/30/2025	3,439.00	1,154.87	892.20	599.12	792.81	-
11/5/2025	2,861.62	960.98	742.41	498.53	659.70	-
11/14/2025	22,277.34	7,481.08	5,779.56	3,880.99	5,135.70	0.01
11/25/2025	7,288.01	2,447.43	1,890.78	1,269.66	1,680.14	-
12/5/2025	683,452.60	229,514.12	177,312.79	119,066.08	157,559.62	(0.01)
11/5/2025	(180.00)	(60.44)	(46.70)	(31.36)	(41.50)	-
12/10/2025	39,997.96	13,431.95	10,376.94	6,968.15	9,220.92	-
12/17/2025	3,194.39	1,072.73	828.74	556.50	736.42	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL	762,330.92	256,002.72	197,776.73	132,807.68	175,743.81	
Net Total on Roll	816,857.75					
Collection Surplus / (Deficit)	(54,526.83)					

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Inframark Community Management:Cobblestone

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

Ship to
Cobblestone
3212 Gall Blvd
Zephyrhills, FL 33541

Invoice details

Technician: Nick

Invoice no.: 2025-1566
Terms: Net 30
Invoice date: 12/12/2025
Due date: 01/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		STENNER QP500-1 QUICKPRO ROLLER ASSY	STENNER QP500-1 QUICKPRO ROLLER ASSY	1	\$64.33	\$64.33

Total **\$64.33**

Ways to pay



[View and pay](#)



INVOICE

INV-000951

Date Issued: Dec 09, 2025
Date Due: Dec 09, 2025
Type: Final Payment
Check Payable To: Mr. Pressure Washing, LLC
Balance Due: \$1,500.00

FROM:

Mr. Pressure Washing, LLC
EIN # 86-3823543
Brooksville, FL 34614
Phone: (352) 263-0114

TO:

Cdd Cobblestone
3212 Gall Boulevard
Zephyrhills, FL 33541
Email: Bryan.Radcliff@inframark.com

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Cobblestone entrance lights	1.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00
Total						\$1,500.00

Subtotal \$1,500.00

Grand Total (\$) \$1,500.00

Accepted payment methods

Credit Card, Check, Cash

Message

Thank you for your business.

Terms

Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or due date stated on this invoice. Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid. The accepted forms of payment are listed on this invoice.



Cobblestone CDD

Field Inspection Report - January - Steadfast

Monday, January 12, 2026

Prepared For Board of Supervisors

21 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Cobblestone Main Entrance

Assigned To: Steadfast

Community signage and center median look colorful and inviting.



Item 2 - Entrance Lane and Frontage South Landscape

Due By: [Monday, January 19, 2026](#)

Entrance Median:

- The Gold Mounds suffered some cold damage.
- Action: Monitor the Gold Mounds and take corrective actions as needed.

Center Median:

- **Trim sucker growth off all trees.**
- The peanut plants and Ligustrum trees look healthy and vibrant.

South Frontage Landscape:

- The area looks vibrant.

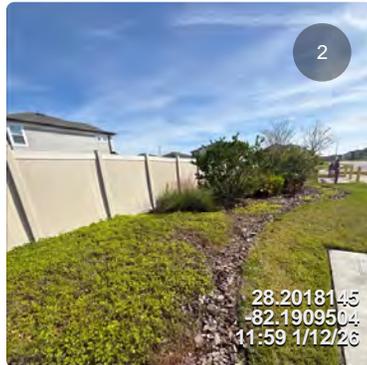
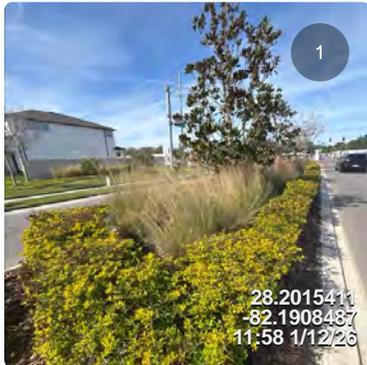


Item 3 - Exit Lane and North Frontage Landing

Assigned To: Steadfast

North Landscape:

- The area looks healthy and vibrant.
- The fountain grasses are losing some of their bloom and flowering.
- Action: **Schedule trimming for the Muhly grass.**

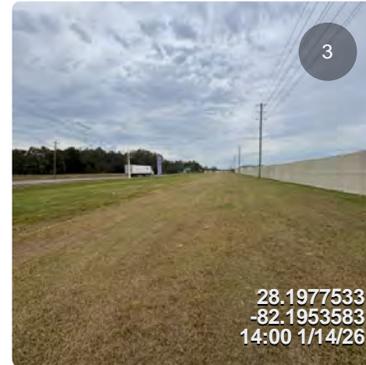
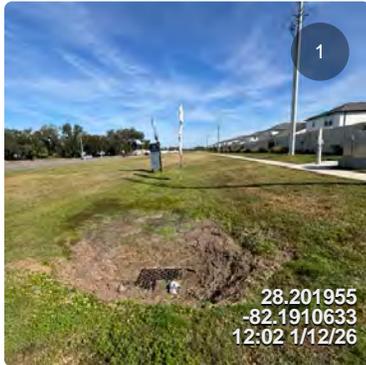


Item 4 - US301 FDOT Frontage

Assigned To: Steadfast

US 301 Landscape:

- The grass is well-maintained.
- The drain structures are clear of debris.

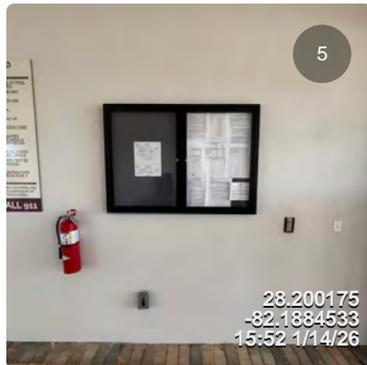
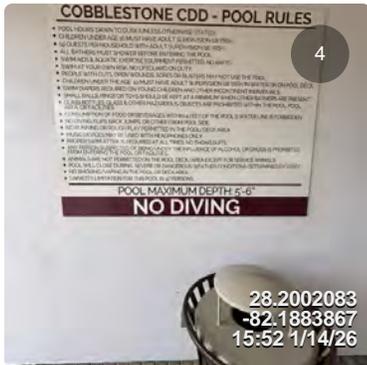
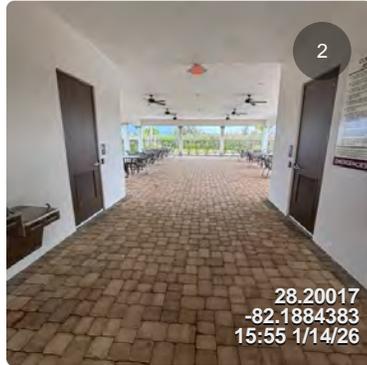


Item 5 - Amenity Center

Assigned To: District Manager

Amenities Center:

- The area looks clean and organized.
- The bathrooms are well-mained and operational.
- All signage is clear and legible.
- The message board is up-to-date.

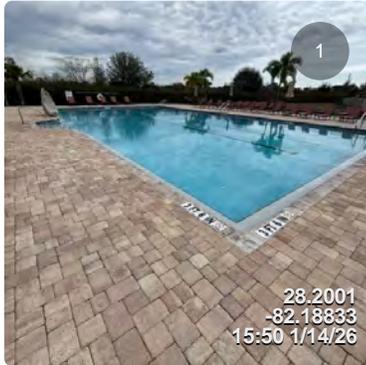


Item 6 - Pool

Assigned To: District Manager

Pool Area:

- The pool is clear and blue.
- The pool furniture is clean and organized.
- The tables and chairs are intact.
- The game boards are in place.

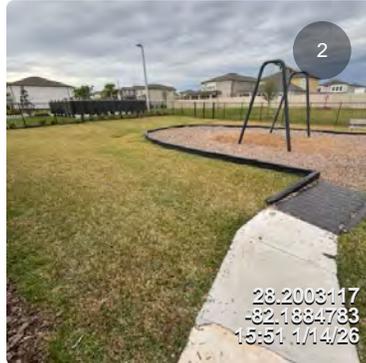


Item 7 - Playground

Assigned To: District Manager

Playground Area:

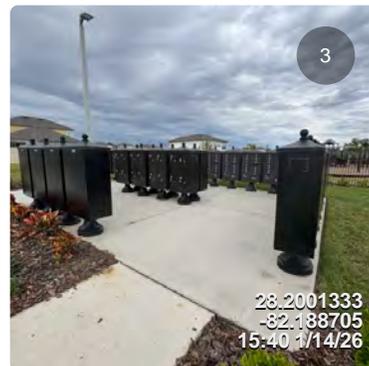
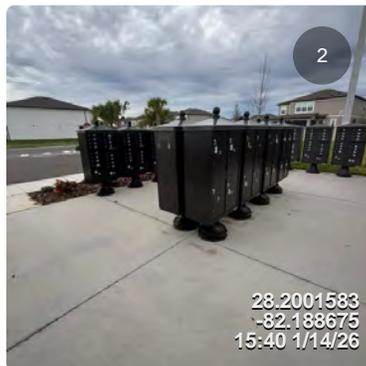
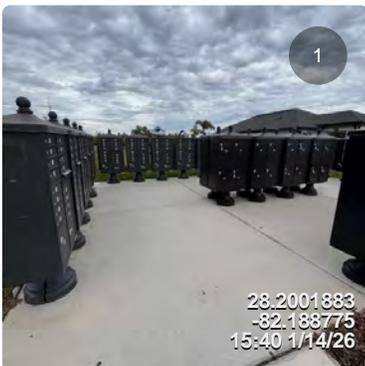
- The playground equipment is operational.
- Signage is in place.
- The grass is well maintained.



Item 8 - Mailbox Kiosk

Assigned To: District Manager

Mailboxes are clean.

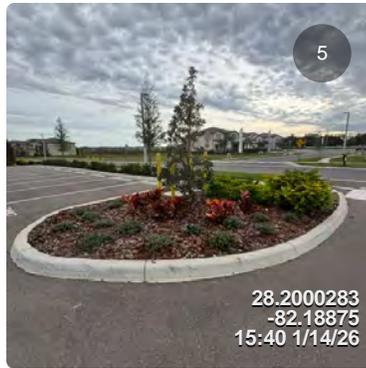


Item 9 - Amenity Landscape

Assigned To: Steadfast

Amenity Landscape:

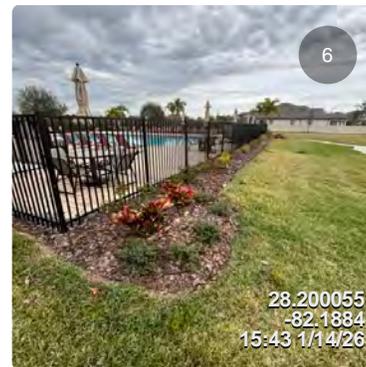
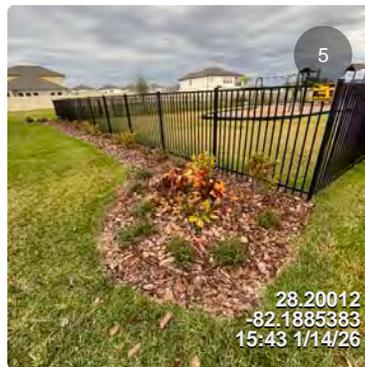
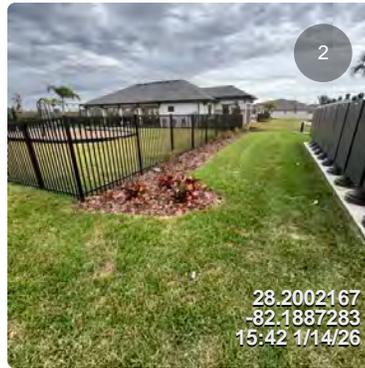
- Newly planted plants look vibrant.
- Existing Gold Mounds have frost burn along the top.
- Steadfast will continue to monitor them as temperatures change.



Item 10 - Amenity Landscape

Amenity Landscape:

- Some plants are struggling with fallen leaves.
- The plants are still alive.
- Steadfast will continue to monitor the vitality.



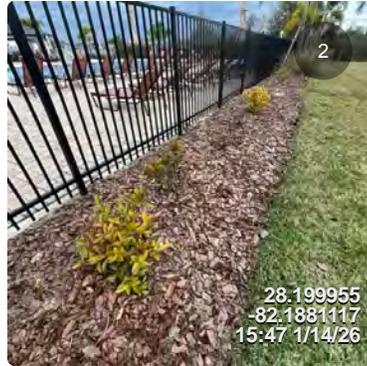
Item 11 - Pool Landscape

Due By: Monday, January 19, 2026

Assigned To: Steadfast

Amenity Landscape:

- Some plants appear to have died and need to be removed.
- Fountain grasses should be trimmed as they are crossing over some plants and obstructing visibility.



Item 12 - Amenity Landscape

Amenity Landscape:

- Grass is yellowing in some areas but still green due to winter dormancy.
- Bushes are maintained.
- The buffer between the wetlands is well maintained.

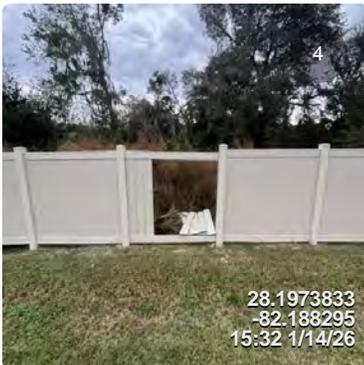
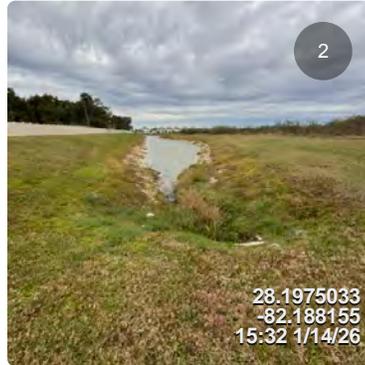


Item 13 - Pond 2

Assigned To: Steadfast

Pond 2 Landscape:

- The banks are well maintained.
- Access to Pond 2 is also well maintained.
- Some fencing was blown out by heavy winds; Inframark Maintenance Solutions will be on-site to replace the panels.



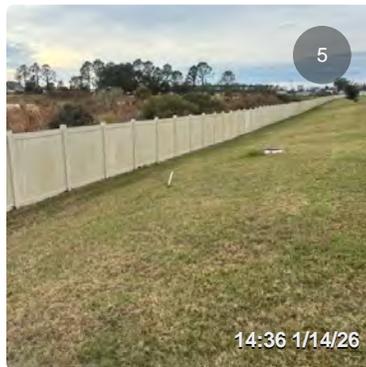
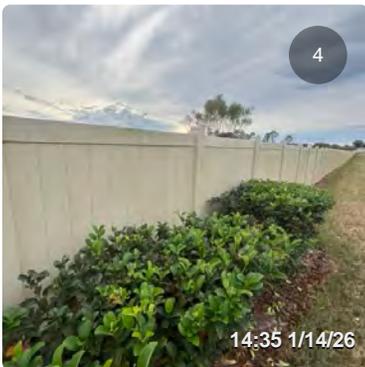
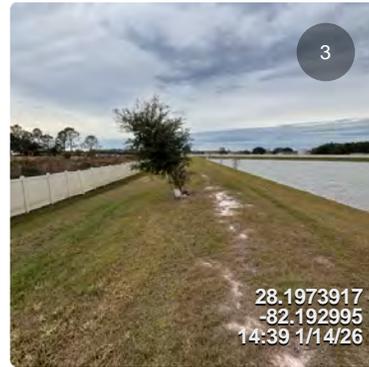
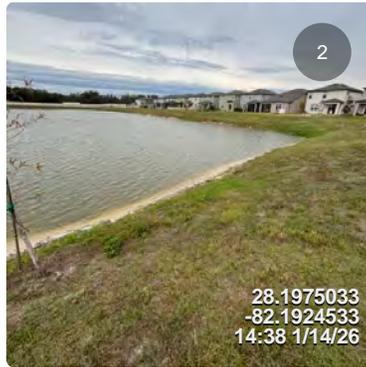
Item 14 - Pond 1

Due By: Monday, January 19, 2026

Assigned To: Steadfast - Horner Environmental

Pond 1 Landscape:

- Pond appears clear of algae and well maintained.
- Banks are being serviced properly.
- The leaning tree needs to be reset.
- Fences with algae along the south property line will be included in the pressure washing proposal.

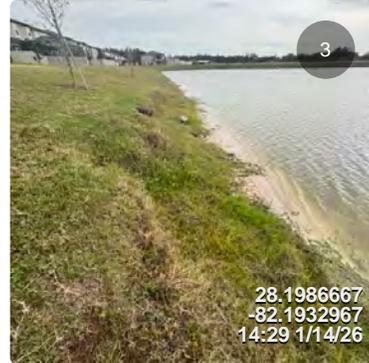
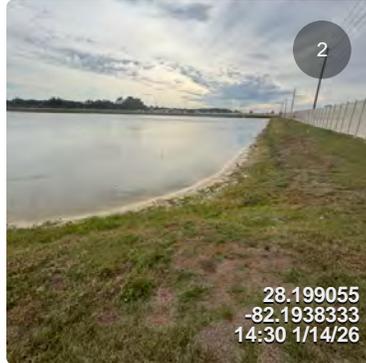


Item 15 - Pond 1

Assigned To: Steadfast - Horner Environmental

Pond 1 Banks:

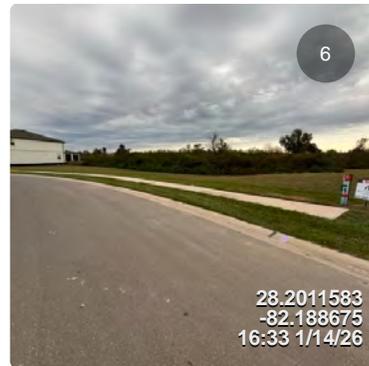
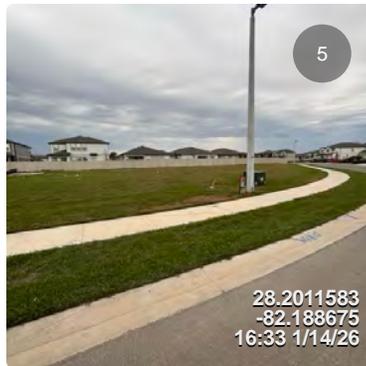
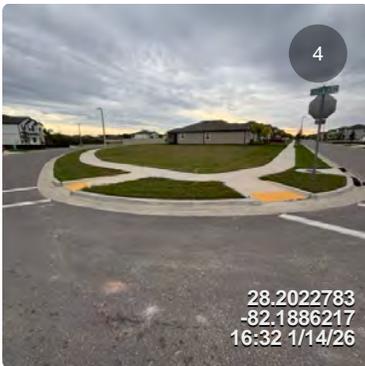
- Banks are being serviced properly.
- Some erosion is appearing at the high watermark and needs close monitoring.



Item 16 - Pocket Park

Pocket Parks:

- The pocket parks throughout the community are well maintained.

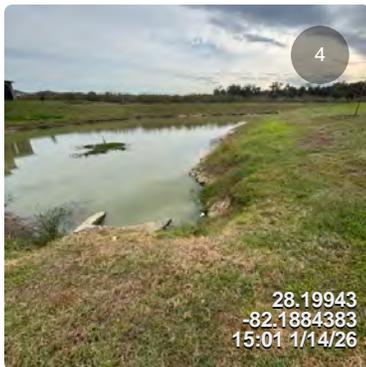
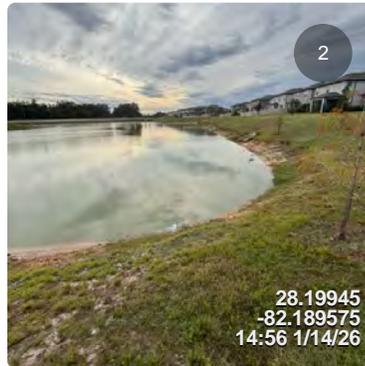


Item 17 - Pond 2

Assigned To: Horner Environmental

Pond 2:

- Pond appears clear of algae and is well maintained.

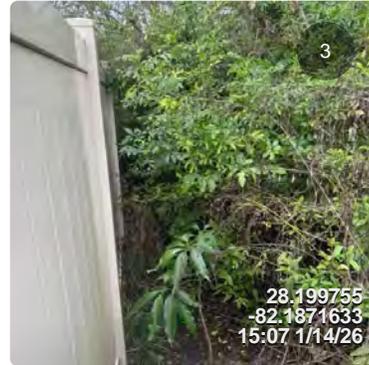
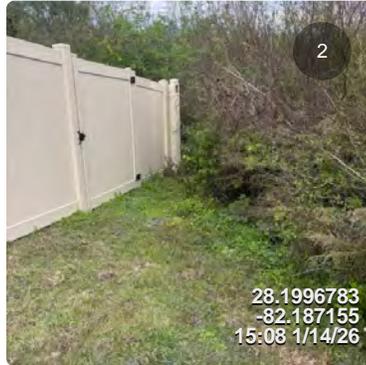


Item 18 - Lift Station

Assigned To: Steadfast

Lift Station:

- The lift station is well maintained.
- Fences will be included in the pressure washing scope.
- Wetlands are encroaching on the resident's back fence; maintain an easement between the property lines.



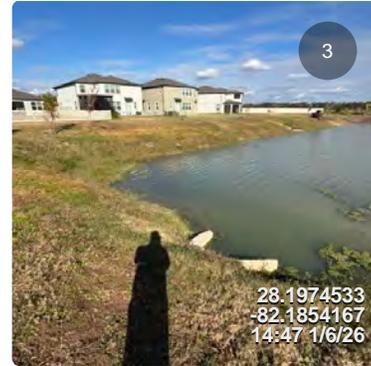
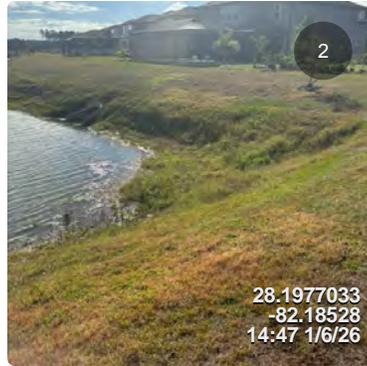
Item 19 - Pond 3

Due By: Monday, January 19, 2026

Assigned To: Steadfast

Pond 3:

- Maintenance is well maintained.
- A tree leaning by Crystal Springs Road needs to be removed.
- Drainage along Crystal Springs Road is clear of debris.

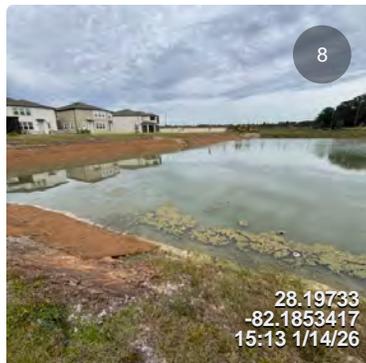
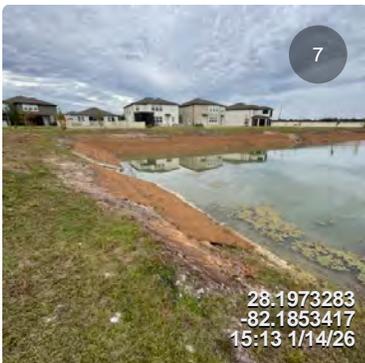
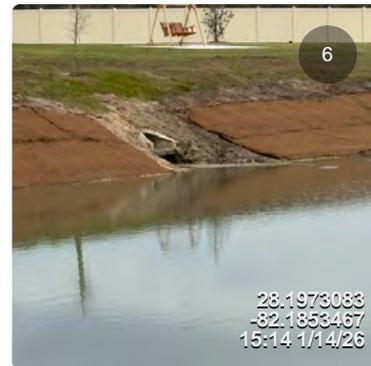
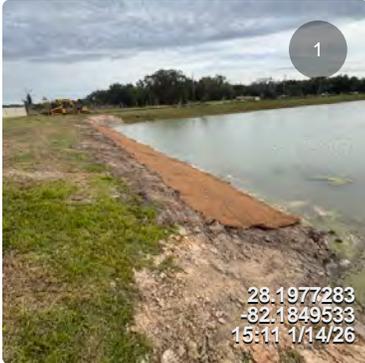


Item 20 - Bank Repair Pond 3

Assigned To: District Manager

Pond 3:

- Bank erosion repairs have begun.



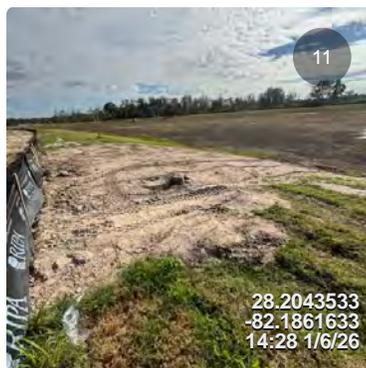
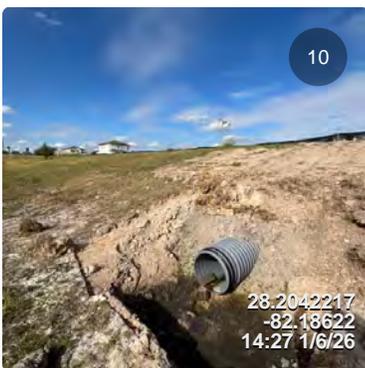
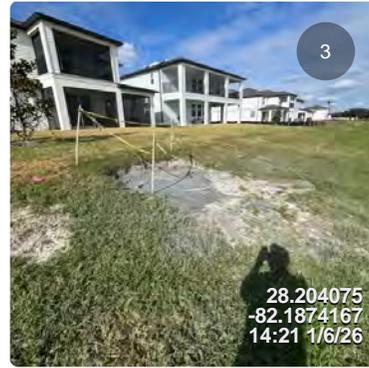
Item 21 - Pond 4

Assigned To: District Manager

Pond 4:

- The pond is dry.
- Banks are well maintained.

- The hole has been filled by contractors.
- A new drainage pipe has been installed at the north end.





Horner Environmental Professionals

28536 Walker Dr, Wesley Chapel, FL 33544

PH: (813) 907-9500

HORNERENVIRONMENTAL.COM

Cobblestone CDD

Aquatic Maintenance Service Report
December 2025

Aquatic Technician: Luke Horner

Prepared by: Jason James/Aquatics Manager

Jjames@hornerenvironmental.com

(813)-892-9831

Treatment Date:

12/29/25



Horner
Environmental
Professionals

★

Pond 1: The pond is currently in good overall condition with no major issues observed. Trash was addressed during this service. All areas showing new vegetation growth were treated including the use of algicides and filamentous and planktonic algae.

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. All vegetation in the pond and around the banks have been treated. Trash was removed

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. All vegetation in the pond and around the banks were treated as well.

Pond 4: Water levels are low. Trash was removed from the pond and vegetation was treated throughout.