

Cobblestone Community Development District

February 25, 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, February 25, 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 Landscape Buffer Maintenance**
 1. Photos
 2. Steadfast Landscape Buffer Proposal
 - B. Discussion of Winter Damaged Landscape Proposals**
 1. Steadfast Frost Damage Report
 2. Steadfast Frost Damage Proposals
 - a. 301 Frontage Frost Damage Plant Replacements (cold hardy plant option)
 - b. 301 Frontage Frost Damage Plant Replacements (previous design replica)
 - c. Amenity Center Frost Damage Plant Replacements (new landscape design)
 - d. Amenity Center Frost Damage Plant Replacements (new landscape design)

District Office:

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

Meeting Location:

In person: 2740 Cypress Ridge Blvd. Wesley Chapel, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 288 118 779 426 2
Passcode: 46EC3xs7

- e. Amenity Center Frost Damage Plant Replacements (previous design replica)
- f. Main Entrance Frost Damage Plant Replacements (new landscape design opt 1)
- g. Main Entrance Frost Damage Plant Replacements (new landscape design opt 2)
- h. Main Entrance Frost Damage Plant Replacements (previous design replicas)

C. Consideration of FDOT Storm Drain Agreement

D. Discussion of KB Homes Dewatering

E. Consideration of Pond 3 Erosion Repairs

- 1. CLS Proposal for Pond 3 FES & Eroded Slope Repairs
- 2. RIPA Proposals

F. Acceptance of Annual Arbitrage Reports for:

- 1. April 1, 2022 to April 1, 2023
- 2. April 1, 2023 to April 1, 2024
- 3. April 1, 2024 to April 1, 2025

5. Consent Agenda

A. Approval of Meeting Minutes

- 1. January 28, 2026 Regular Meeting Minutes

B. Acceptance of Financials

- 1. January 2026

C. Acceptance of the Check Registers

- 1. January 2026

D. Consideration of Operations and Maintenance Report

- 1. January 2026

6. Staff Reports

A. Field Inspection Report

- 1. February 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 March 25, 2026 at 10:00 a.m.





















Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/16/2026 3/18/2026

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
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This proposal is for an initial clean up of the landscape buffer located between District property and the adjacent KB development. Price includes materials, labor, and dump fees.

*Steadfast will maintain area moving forward at no additional cost to District

Labor - Per Man Hour	50.00	50.00	2,500.00
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Irrigation - Investigate existing irrigation zone

Not To Exceed Price Listed

*Locate control valve via valve tracking equipment	1.00	1,000.00	1,000.00
*Make any/all necessary repairs to ensure irrigation is in working order			
*Map out irrigation zone			

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 **3,500.00**

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): _____



Daily Logs List

Feb 16, 2026

Job: SM1191 Cobblestone CDD
Title: Return for service call
Added By: Joshua Roberts

Log Notes:
New decoder for zone two

Parts used
One ez decoder
1-dby
2- dry cones

Time for repair 20 minutes

Weather Conditions:
Partly cloudy with showers

Mon, Feb 16, 2026, 2:36 PM



73°F
56°F

Wind: 10 mph
Humidity: 96%
Total Precip: 0"

Attachments: 3



Feb 16, 2026

Job: SM1191 Cobblestone CDD
Title: Frost Damage Update
Added By: Jason Combee

Log Notes:
Observed significant frost damage to turf at amenity center. Larger open areas are more affected than those protected by amenity center building. Spring Lawn & Ornamental treatment will consist of heavy applications of 24-2-11 granular fertilizer, pot ash (potassium), and other micronutrients in order to get turf to green back up. No turf replacement needed. Fertilizer program and warmer temps will suffice to turn turf back around.

Foxtails suffered heavy damage. Observed trunk splitting and "bleeding" this happens when the water stored in tree trunks freezes and thaws. Trunk expands as water turns to solid and splits open, trunk bleeds from cracks as solid ice inside melts. Foxtails have potential to come back but will take a very long time. We need to leave the brown fronds on palms as long as possible to allow crowns to uptake much needed nutrients stored in fronds.

Severely damaged plant material has been removed (Crotons, Ixora, Blue Daze). Aboricola and Duranta are like to come back after a hard cut back.

Duranta and Peanut grass also heavily affected along 301 fence lines.

Will discuss replacements and next steps during on site reviews.

Weather Conditions:

Partly cloudy with showers

Mon, Feb 16, 2026, 2:36 PM



73°F

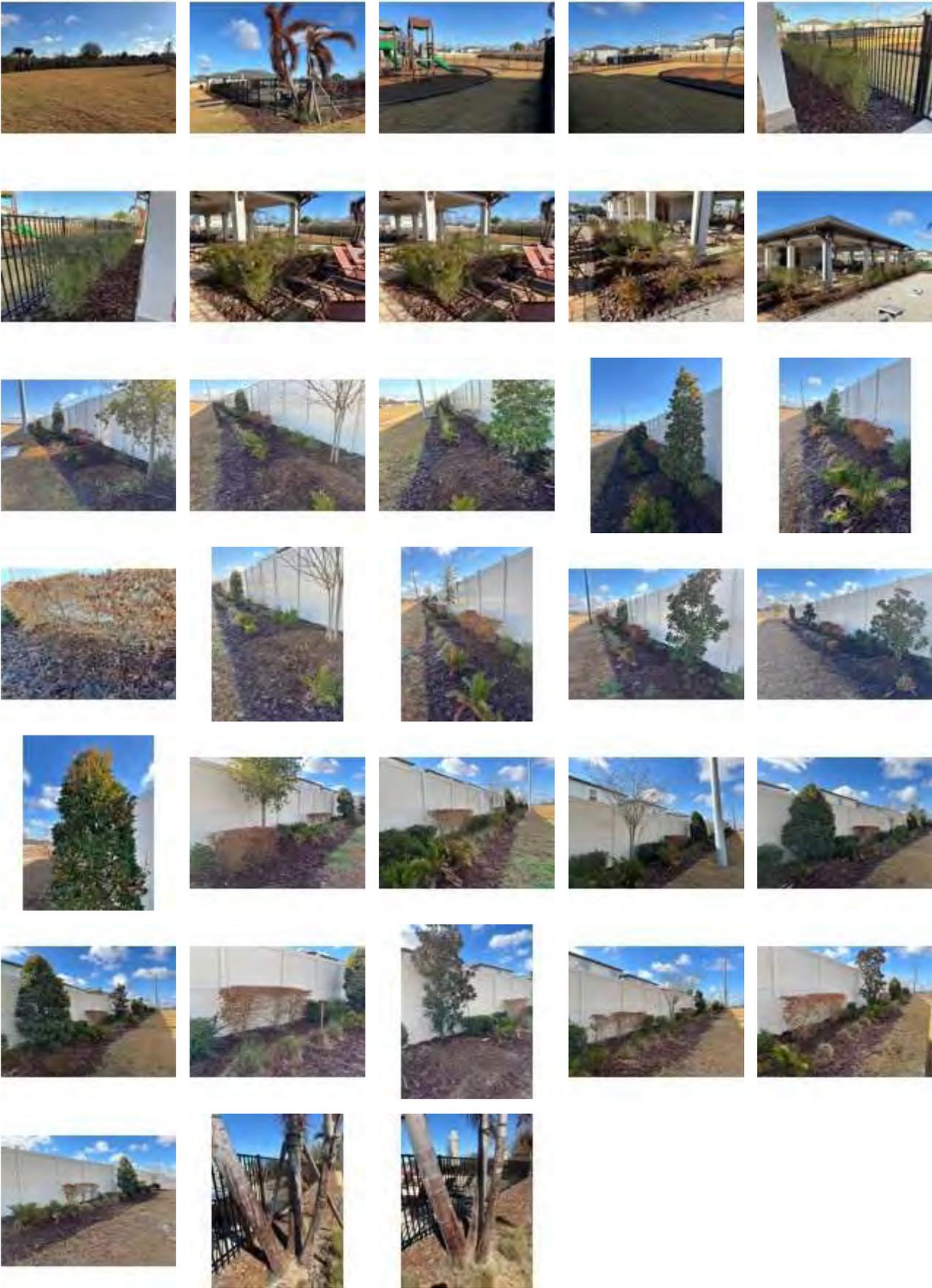
56°F

Wind: 10 mph

Humidity: 96%

Total Precip: 0"





Feb 5, 2026

Job: SM1191 Cobblestone CDD

Title: Wet check
Added By: Joshua Roberts

Log Notes:

During my inspection this is what I found in repaired

Cobblestone front entrance

Zone 2 cut drip

Zone 13 cut drip

Zone 14 7-cuts in the drip

Zone 15 cut in drip

Parts used

8-drip fittings

5-feet of drip

25 minutes of repair time

Cobblestone amenity center

Zone 2 needs a new ez decoder

Weather Conditions:

Partly cloudy with showers

Thu, Feb 5, 2026, 12:00 AM



55°F

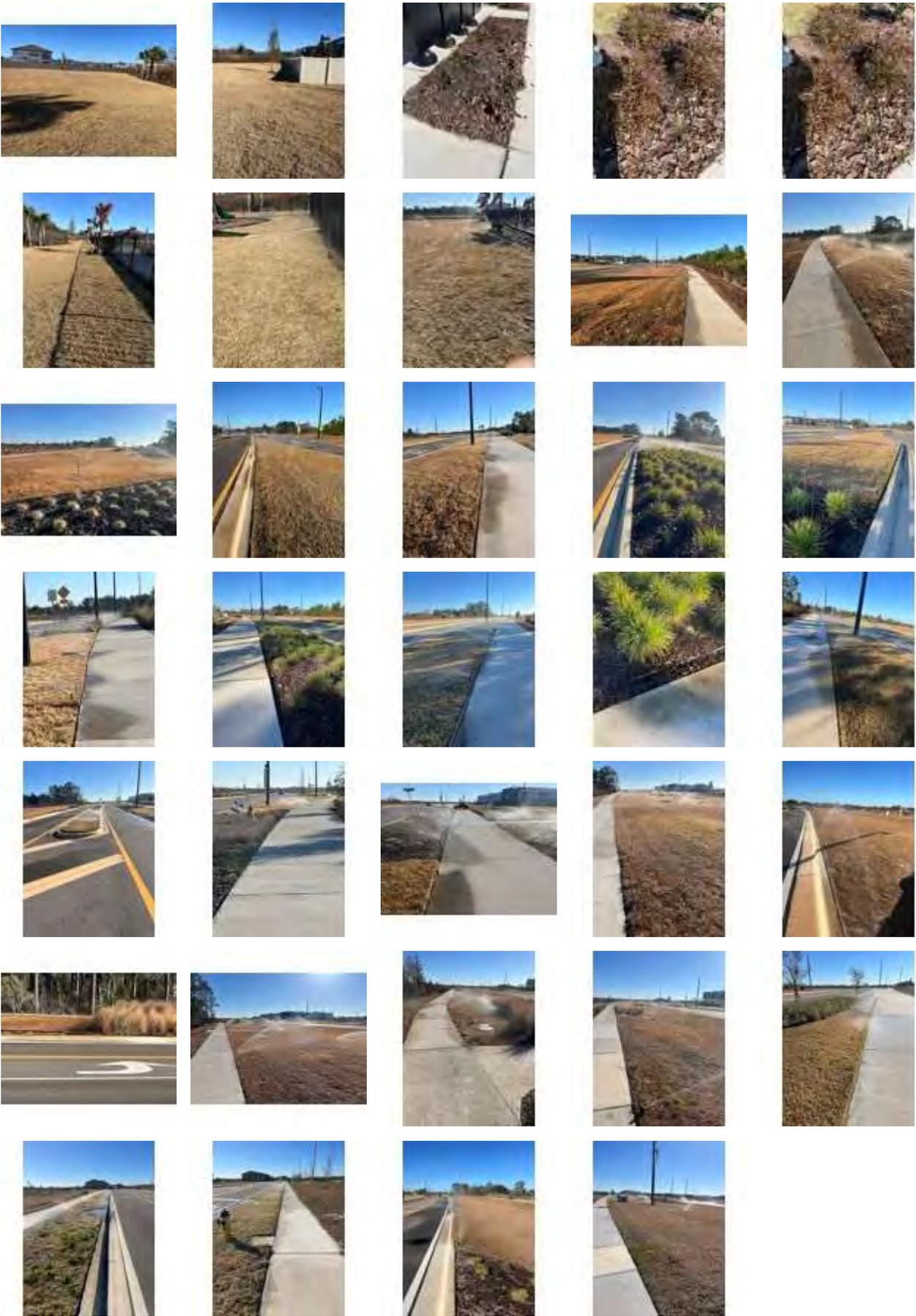
39°F

Wind: 21 mph

Humidity: 100%

Total Precip: 0.23"





Feb 3, 2026

Job: SM1191 Cobblestone CDD

Title:

Added By: Nicco Guzman

Log Notes:

Se sopleto la alberca y también sacamos unas plantas secas y se esprayo la propiedad

Weather Conditions:

Sunny

Tue, Feb 3, 2026, 8:31 PM



Wind: 3 mph
Humidity: 89%
Total Precip: 0"

Attachments: 4



Jan 28, 2026

Job: SM1191 Cobblestone CDD

Title: Approved work

Added By: Chris Wright

Log Notes:

On site with James to repair mainline,

Mainline was leaking at conduit coupling mainline had about 9ft of conduit in place of irrigation pvc. The conduit has been replaced with schedule 40

mainline has been repaired

Water is still turned off for the time being

Parts used

9' schedule-40 2" pipe

1- 2" coupling

1- 2" slip fix

Tags:

Approved Work

Weather Conditions:

Sunny

Wed, Jan 28, 2026, 3:07 PM



Wind: 9 mph
Humidity: 82%
Total Precip: 0"

Attachments: 3



Jan 21, 2026

Job: SM1191 Cobblestone CDD

Title: Freeze Damage Assessment

Added By: Jason Combee

Log Notes:

Observed significant frost damage to turf at amenity center. Larger open areas are more affect than those protected by amenity center building. Spring Lawn & Ornamental treatment will consist of heavy applications of 24-2-11 granular fertilizer, pot ash (potassium), and other micronutrients in order to get turf to green back up. No turf replacement needed. Fertilizer program and warmer temps will suffice to turn turf back around.

Main entrance turf is slightly off color due to the cold weather but far less affect than amenity center.

Bahia areas also affected by freeze events, however, Bahia areas are not treated under L&O program. Bahia will bounce back naturally with rains and warmer temperatures.

Despite our efforts with covering plant materials, observed significant damage to plant material throughout property. Petra's, ixoras, gold mounds, and perennial peanut were hit the worst. Foxtail palms also have burned fronds from frost. Replacements in spring will be needed. In the meantime we will prune damaged parts and remove fully dead plant material in order to make landscape as presentable as possible.

Future freeze events are forecasted in the coming weeks. Will continue to monitor landscape.

Weather Conditions:

Mostly sunny

Wed, Jan 21, 2026, 12:00 AM



72°F

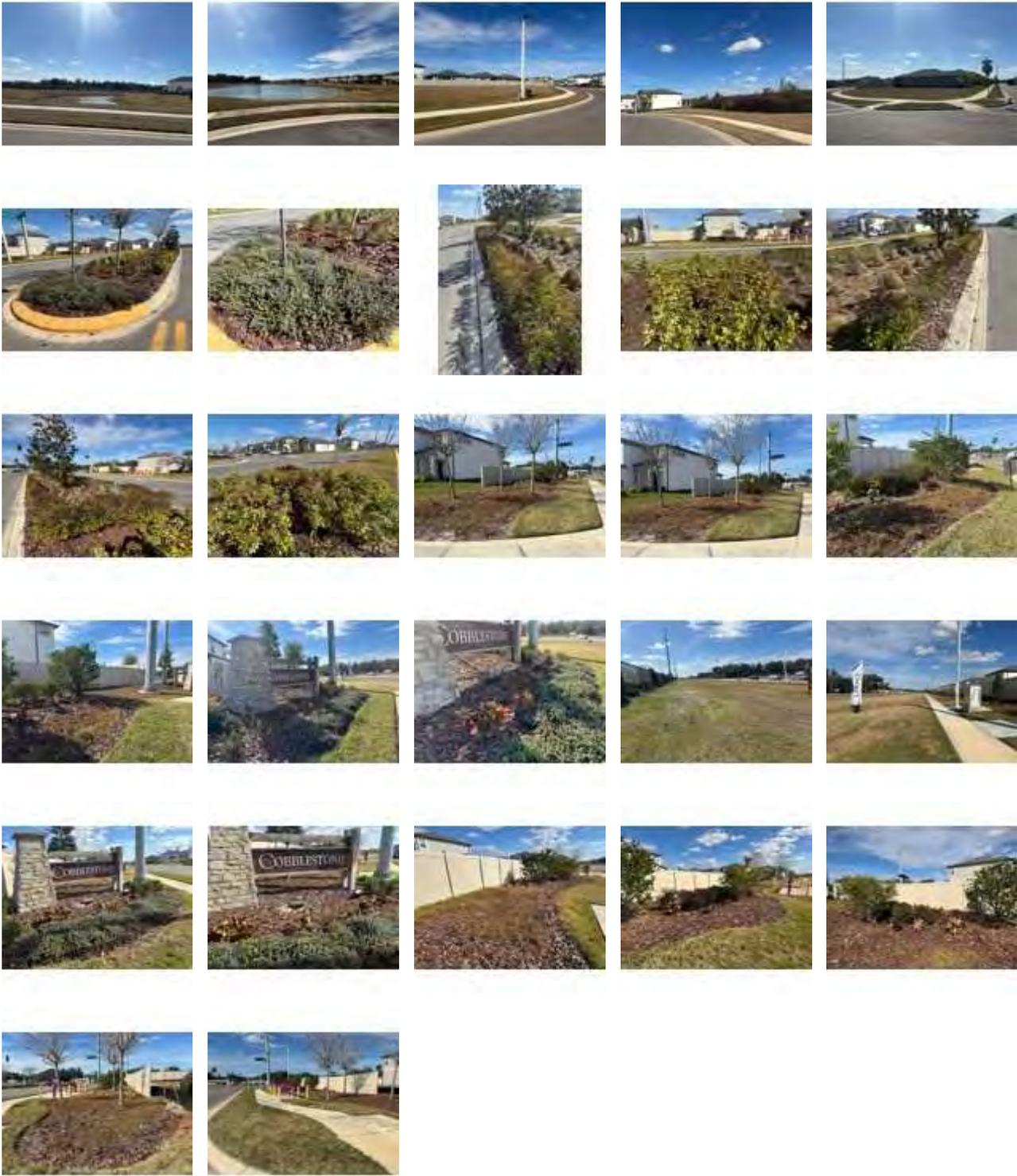
46°F

Wind: 6 mph

Humidity: 80%

Total Precip: 0"





Jan 20, 2026

Job: SM1191 Cobblestone CDD

Title:

Added By: Nicco Guzman

Log Notes:

Se trimio todo el zacate y también se hizo todo de la lista de inspección

Weather Conditions:

Sunny

Tue, Jan 20, 2026, 6:37 PM



63°F

36°F

Wind: 9 mph
Humidity: 75%
Total Precip: 0"

Attachments: 10



Jan 20, 2026

Job: SM1191 Cobblestone CDD
Title: Investigate possible irrigation mainline
Added By: James Freed

Log Notes:

We were sent out to investigate a possible mainline break on the exit side of the main entrance. We located the area in question and started to dig it out. We found a 2" mainline that was repaired by someone else using conduit pipe. This pipe is not compatible with pvc pipe especially if water is flowing through it.

To correct this we will need to dig on the other side of the side walk and remove the 7-8ft conduit pipe and then install sch 80 pvc pipe

Tags:
Billable Work, Proposal Request

Weather Conditions:

Sunny

Tue, Jan 20, 2026, 12:46 PM



64°F

33°F

Wind: 10 mph
Humidity: 90%
Total Precip: 0"

Attachments: 3



Jan 15, 2026

Job: SM1191 Cobblestone CDD
Title:
Added By: Nicco Guzman

Log Notes:

Se taparon las plantas en la alberca y en entrada de la propiedad

Weather Conditions:

Partly cloudy with isolated showers

Thu, Jan 15, 2026, 6:49 PM



Wind: 11 mph
Humidity: 96%
Total Precip: 0.32"

Attachments: 2



Dec 29, 2025

Job: SM1191 Cobblestone CDD
Title: Turned off irrigation / MAIN LINE LEAK
Added By: Mark DeAmelio

Log Notes:

Turned off both controllers. As I was entering the property, I saw excessive water on the sidewalk and I traced it to a potential mainline. Leak about 8 feet away from the meter. I put flags around the leak and one flag deep in the ground directly where the water was coming from. I also flagged the meter that I turned off. We need to let it dry and dig where my flags are to investigate leak

Weather Conditions:

Partly cloudy with fog

Mon, Dec 29, 2025, 4:49 PM



Wind: 14 mph
Humidity: 100%
Total Precip: 0"

Attachments: 9



Dec 9, 2025

Job: SM1191 Cobblestone CDD
Title:
Added By: Nicco Guzman

Log Notes:

Se corto todo la propiedad y también se hizo de la lista

Weather Conditions:

Partly cloudy

Tue, Dec 9, 2025, 8:51 PM



68°F

48°F

Wind: 14 mph
Humidity: 90%
Total Precip: 0"

Attachments: 11



Dec 9, 2025

Job: SM1191 Cobblestone CDD

Title: Emergency service call

Added By: Chris Wright

Log Notes:

On site with James to shut water off, Jason Combee called and informed us that ripa hit the mainline at pond 4. Water is shut off and many pictures have been taken. It will most likely be hit again further up closer to the homes

Weather Conditions:

Mostly cloudy

Tue, Dec 9, 2025, 3:56 PM



67°F

51°F

Wind: 10 mph
Humidity: 91%
Total Precip: 0"



Dec 3, 2025

Job: SM1191 Cobblestone CDD

Title: Wet check

Added By: Chris Wright

Log Notes:

Wet check complete

On site with James

Front timer

Zone 4 - one broken spray head

Zone 19 20 did not turn on, James put decoder programmer to the decoder and it would only turn zone 20 on. Changed solenoid on valve 19 and it still would not turn on. Need to replace 2 station decoder for zones 19 20 (decoder is under warranty)

Amenity center timer

Zone 6 - one rotor

1- 6" hunter spray head and nozzle

1- 4" hunter rotor

Tags:

Return Needed

Weather Conditions:

Partly cloudy

Wed, Dec 3, 2025, 11:27 AM



Wind: 7 mph
Humidity: 99%
Total Precip: 0"

Attachments: 18



Nov 24, 2025

Job: SM1191 Cobblestone CDD

Title:

Added By: Nicco Guzman

Log Notes:

Se corto donde más se ocupa y también las lagunas

Weather Conditions:

Partly cloudy with fog

Mon, Nov 24, 2025, 9:07 PM



85°F

65°F

Wind: 4 mph
Humidity: 99%
Total Precip: 0"

Attachments: 3



Nov 12, 2025

Job: SM1191 Cobblestone CDD
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



Nov 10, 2025

Job: SM1191 Cobblestone CDD
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



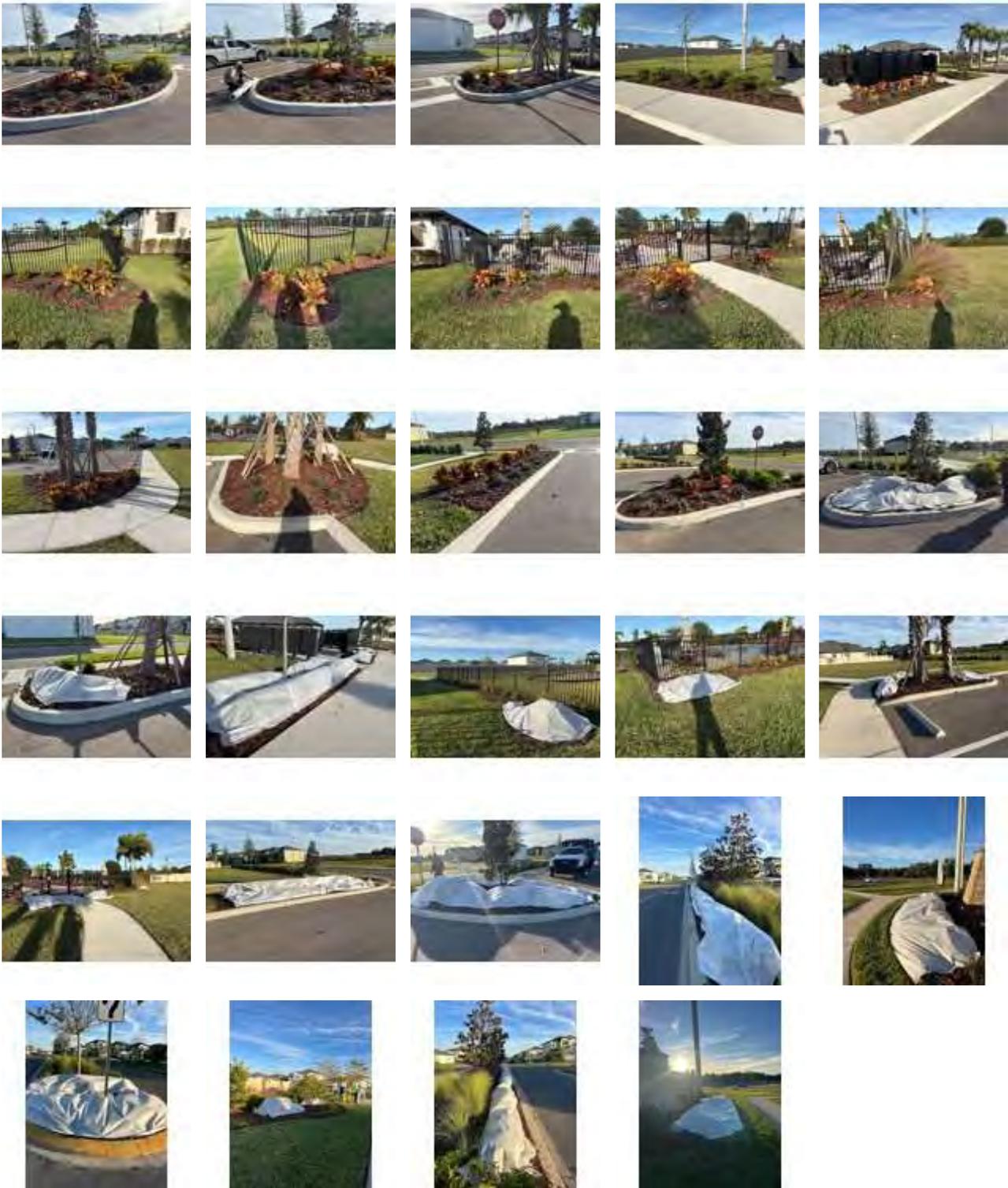
70°F

46°F

Wind: 13 mph

Humidity: 95%

Total Precip: 0.07"



Nov 5, 2025

Job: SM1191 Cobblestone CDD

Title: Yoyo site visit

Added By: Yovani Cordero

Log Notes:

On site to double check area that was fixed by Sunrise.

I checked the meter and noticed it was still spinning. Went back to Pong 4 and noticed the bubbler zone was still stuck on.

Sunrise did come back and address the some of the issues that we had found on Monday.

Completed

- Valve boxes have been lowered and are at ground level
- Debris has been picked up. No loose wires or cut pipe laying around
- Open holes have been backfilled
- Lids are put back in there correct spots

Not completed

- Reinstalled damaged valve box
- Drip/Bubbler valve still sticking
- Zone line not moved like it should've been

Reported my findings to Tatiana, Bryan, and Paul. Waiting for nest steps

Also while I was on property, Paul reached out about valve boxes lids being removed and not being put back. I went and properly placed the lids back on the boxes. Found our master timer at the main entrance opened and in the off position.

I ran all the zones to ensure no wire damage from the pong situation and all zones worked as they should.

Weather Conditions:

Partly cloudy with showers

Wed, Nov 5, 2025, 12:00 AM



79°F

61°F

Wind: 8 mph

Humidity: 93%

Total Precip: 0"

Job: SM1191 Cobblestone CDD
Title: Service call
Added By: Brian Moore
Log Notes:

On site to check repairs that were supposed to be completed by sunrise.

I found that there were a few repairs made but the valve was still running and stuck which indicates the valves were not replaced.

Weather Conditions:

Mostly sunny

Mon, Nov 3, 2025, 3:42 PM



75°F

59°F

Wind: 10 mph
Humidity: 78%
Total Precip: 0"

Attachments: 3



Nov 3, 2025

Job: SM1191 Cobblestone CDD
Title:
Added By: Nicco Guzman
Log Notes:

Lo quitamos monte en la entrada de la propiedad y se corto las áreas y se trimio

Weather Conditions:

Mostly sunny

Mon, Nov 3, 2025, 7:31 PM



75°F

56°F

Wind: 10 mph
Humidity: 84%
Total Precip: 0"

Attachments: 5



Oct 28, 2025

Job: SM1191 Cobblestone CDD
Title:
Added By: Nicco Guzman
Log Notes:

Se corto laguna y las áreas y se limpio la cerca

Weather Conditions:

Partly cloudy with areas of fog

Tue, Oct 28, 2025, 9:29 AM

80°F

Wind: 9 mph



63°F

Humidity: 96%

Total Precip: 0"

Attachments:

6





Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/21/2026 3/23/2026 EST-SCA3343

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
<p>This proposal is to remove and replace frost damaged plant material matching the more cold hardy plant material in the existing landscape along US301 frontage fence lines. Price includes materials, labor, and dump fees.</p> <p>Scope of Work: Remove and replace frost damaged plant material with plant material listed below Add/Adjust irrigation as needed for new plant material Spread Pine Bark mulch in planting areas only when finished</p> <p>*Plant choices below replaces sub-subtropical plant materials. I.e. Duranta and Perennial Peanut groundcover</p>			
Palm - Coontie - 7 Gallon	500.00	55.00	27,500.00
Vibunrum - Walter's - 7 Gallon	355.00	55.00	19,525.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	30.00	60.00	1,800.00
Irrigation - Add/Adjust as needed	1.00	500.00	500.00

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 **49,325.00**

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 #**
 2/21/2026 3/23/2026 EST-SCA3342

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
<p>This proposal is to remove and replace frost damaged plant material to replicate the previous landscape design along US301 frontage fence lines. Price includes materials, labor, and dump fees.</p> <p>Scope of Work: Remove and replace frost damaged plant material with plant material listed below Add/Adjust irrigation as needed for new plant material Spread mulch in planting areas only when finished.</p>			
Duranta - Gold Mound - 7 Gallon	315.00	55.00	17,325.00
Palm - Coontie - 7 Gallon	230.00	55.00	12,650.00
Viburnum - Walter's - 7 Gallon	40.00	55.00	2,200.00
Perennial Peanut - Groundcover - 1 Gallon	1,500.00	9.50	14,250.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	30.00	60.00	1,800.00



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/21/2026 3/23/2026 EST-SCA3342

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	500.00	500.00

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 **48,725.00**

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 #**
 2/21/2026 3/23/2026 EST-SCA3346

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
<p>This proposal is to remove and replace frost damaged plant material with a new landscape design featuring more cold hardy plant material at the Amenity Center. Price includes materials, labor, and dump fees.</p> <p>Scope of Work: Remove and replace frost damaged plant material with plant material listed below per landscape design featured in provided rendering Add/Adjust irrigation as needed for new plant material and sod Spread Pine Bark Mini Nugget mulch when finished</p>			
Palm - Sabal - Regenerated - Field Grown - 10'-20'	7.00	950.00	6,650.00
Magnolia - Little Gem - 45 Gallon	2.00	650.00	1,300.00
Magnolia - Little Gem - 30 Gallon	2.00	350.00	700.00
Viburnum - Walter's - 15 Gallon	5.00	125.00	625.00
Ligustrum - Jack Frost - 7 Gallon	70.00	55.00	3,850.00
Viburnum - Suspensum - 7 Gallon	30.00	55.00	1,650.00
Ligustrum - Sunshine - 7 Gallon	170.00	55.00	9,350.00
Agapanthus - Blue & White Mix - 3 Gallon	280.00	18.00	5,040.00
St. Augustine Sod - Per Pallet	3.00	810.00	2,430.00



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/21/2026 3/23/2026 EST-SCA3346

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
Pine Bark Mini Nugget Mulch - Per Cubic Yard	15.00	60.00	900.00
Irrigation - Add/Adjust as needed	1.00	800.00	800.00

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 **33,295.00**

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 #**
 2/21/2026 3/23/2026 EST-SCA3340

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
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This proposal is to replace frost damaged plant material to replicate the previous landscape design at the Amenity Center. Price includes materials, labor, and dump fees.

Scope of Work:

Remove and replace frost damaged plant material with plant material listed below
 Add/Adjust irrigation as needed for new plant material
 Spread Pine Bark mulch in planting areas only when finished

Foxtail Palm - Field Grown - Triple Stalk - 10'-20' HT	6.00	3,500.00	21,000.00
Ixora - Nora Grant - Pink - 7 Gallon	100.00	55.00	5,500.00
Viburnum - Walter's - 7 Gallon	5.00	55.00	275.00
Duranta - Gold Mound - 7 Gallon	50.00	55.00	2,750.00
Viburnum - Suspensum - 7 Gallon	30.00	55.00	1,650.00
Palm - Coontie - 7 Gallon	5.00	55.00	275.00
Croton - Petra - 7 Gallon	60.00	55.00	3,300.00
Blue Daze - 3 Gallon	100.00	18.00	1,800.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	15.00	60.00	900.00



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/21/2026 3/23/2026 EST-SCA3340

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	500.00	500.00

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 **37,950.00**

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 #**
 2/21/2026 3/23/2026 EST-SCA3344

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
<p>This proposal is to remove and replace frost damaged plant material with a new landscape design featuring more cold hardy plant material throughout the main entrance. Price includes materials, labor, and dump fees.</p> <p>Scope of Work: Remove and replace frost damaged plant material with plant material listed below per landscape design featured in provided rendering Add/Adjust irrigation as needed for new plant material and sod Spread Pine Bark Mini Nugget mulch when finished</p>			
Viburnum - Suspensum - 15 Gallon	60.00	125.00	7,500.00
Loropetalum - 7 Gallon	90.00	55.00	4,950.00
Ligustrum - Jack Frost - 7 Gallon	100.00	55.00	5,500.00
Ligustrum - Sunshine - 7 Gallon	60.00	55.00	3,300.00
Bottlebrush - Little John - 7 Gallon	60.00	55.00	3,300.00
Blue Daze - 3 Gallon	150.00	18.00	2,700.00
St. Augustine Sod - Per Pallet	810.00	8.00	6,480.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	20.00	60.00	1,200.00



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/21/2026 3/23/2026 EST-SCA3344

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	1,500.00	1,500.00
*Includes retrofit of center island drip zone to overhead spray zone for new sod			

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 36,430.00

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 #**
 2/21/2026 3/23/2026 EST-SCA3345

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
<p>This proposal is to remove and replace frost damaged plant material with a new landscape design featuring more cold hardy plant material throughout the main entrance. Price includes materials, labor, and dump fees.</p> <p>Scope of Work: Remove and replace frost damaged plant material with plant material listed below per landscape design featured in provided rendering Add/Adjust irrigation as needed for new plant material and sod Spread Pine Bark Mini Nugget mulch when finished</p>			
Viburnum - Suspensum - 15 Gallon	60.00	125.00	7,500.00
Loropetalum - 7 Gallon	180.00	55.00	9,900.00
Ligustrum - Sunshine - 7 Gallon	150.00	55.00	8,250.00
Ligustrum - Jack Frost - 7 Gallon	200.00	55.00	11,000.00
Bottlebrush - Little John - 7 Gallon	60.00	55.00	3,300.00
Blue Daze - 3 Gallon	150.00	18.00	2,700.00
St. Augustine Sod - Per Pallet	4.00	810.00	3,240.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	40.00	60.00	2,400.00



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/21/2026 3/23/2026 EST-SCA3345

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	800.00	800.00

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 **49,090.00**

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 #**
 2/21/2026 3/23/2026 EST-SCA3341

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
<p>This proposal is to remove and replace frost damaged plant material to replicate the previous landscape design throughout the main entrance. Price includes materials, labor, and dump fees.</p> <p>Scope of Work: Remove and replace frost damaged plant material with plant material listed below Remove excess mulch in center median island. Add/Adjust irrigation as needed Spread Pine Bark throughout when finished.</p>			
Schefflera Arboricola - Trinette - 7 Gallon	100.00	55.00	5,500.00
Duranta - Gold Mound - 7 Gallon	90.00	55.00	4,950.00
Croton - Petra - 7 Gallon	60.00	55.00	3,300.00
Blue Daze - 3 Gallon	150.00	18.00	2,700.00
Perennial Peanut - Groundcover - 1 Gallon	600.00	9.50	5,700.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	40.00	60.00	2,400.00



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/21/2026 3/23/2026 EST-SCA3341

BILL TO

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

SHIP TO

SM1191(401)
 Cobblestone CDD
 38049 Cobble Creek Blvd
 Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	500.00	500.00

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 **25,050.00**

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): _____

DATE: _____, 2025

This instrument prepared by and return to:
Erin McCormick, Esq.
Erin McCormick Law, PA
3314 Henderson Boulevard
Suite 100D
Tampa, Florida 33609
Tel: (813) 579-2653

STORMWATER FACILITY AGREEMENT

This Stormwater Facility Agreement (“**Agreement**”) is made this ____ day of _____, 2025, by COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT (“**DISTRICT**”), a special-purpose local government established pursuant to Chapter 190, *Florida Statutes*, its successors and assigns, whose mailing address is: 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT 7 (“**DEPARTMENT**”), its successors and assigns, whose mailing address is: 11201 N. Malcolm McKinley Drive, Tampa, Florida 33612-6403. All references to the Department and/or the District (collectively the "**Parties**") shall include their respective successors and assigns.

WITNESSETH

WHEREAS, the Department, pursuant to Section 334.044(7), *Florida Statutes*, has the authority to enter into and undertake the requirements of this Agreement; and

WHEREAS, the District, pursuant to law, including but not limited to, Subsections 190.011(7)(a), 190.011(12), and 190.012(1)(a), *Florida Statutes*, has the authority to enter into and undertake the requirements of this Agreement; and

WHEREAS, the District is the fee simple owner of certain real property located in Pasco County, Florida, legally described in Exhibit “A” (“District Property”); and

WHEREAS, the Department is constructing improvements to US 301 in Pasco County, Florida (the “US 301 Project”) on the Department Property that will require Stormwater Management Facilities in the vicinity of the District Property, which Stormwater Management Facilities, pursuant to this Agreement, will be constructed on the District Property, for the mutual benefit of both the Department and the District; and

WHEREAS, the Department is the fee simple owner of certain real property located in Pasco County, Florida, legally described in Exhibit “B” (“Department Property”) [FDOT will need to provide a legal description of the property (even if it is more than the FDOT property that will ultimately drain to the pond, because we need to attach it to this Agreement for recording purposes)]

WHEREAS, the District has designed and permitted its SMF, which SMF has been permitted pursuant to Southwest Florida Water Management District (“SWFWMD”) Environmental Resource Permit Number 43026505.004 (the “District’s SWFWMD Permit”); and

WHEREAS, the Department will be required to design and permit its own Stormwater Management Facilities (“SMF”) for the US 301 Project, and obtain a separate permit from the Southwest Florida Water Management District (“SWFWMD”); and

WHEREAS, the District is currently utilizing the District’s SMF in connection with the District’s stormwater management for the Cobblestone Community located in Pasco County, Florida, and the SMF is located in and owned by the District; and

WHEREAS, the District’s SMF shall be utilized by both the Department and the District, and will accept and treat water in excess of what is required for the Cobblestone Community, in order to provide for the capacity required for a portion of the US 301 Project approved under the Department’s future SWFWMD Permit which has not yet been applied for, or issued; and

WHEREAS, the District will grant the Department an easement over the District Property, in the substantial form attached hereto as Exhibit “D;” and

WHEREAS, this Agreement is entered into freely and voluntarily by the Parties; and

WHEREAS, the Parties agree to act diligently, reasonably and in good faith at all times in implementing the terms and conditions of this Agreement.

NOW, THEREFORE, for One Dollar (\$1.00), and other good and valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged from one party to another, the District and the Department agree and grant as follows:

1. The above recitals are true and correct and hereby incorporated into this Agreement.

2. This Agreement is subject to the covenants, conditions and restrictions described below, which shall run with the land and shall be binding upon the District and the Department.
3. The Department shall diligently pursue all necessary permit applications and modifications for the use by the Department and the District of the District's SMF.
4. The District shall cooperate with and assist in the good faith procuring of permit required for the Department. The District will review the permit application by the Department, to ensure consistency with the terms of this Agreement. Within thirty (30) days of submittal of all documents to the District related to the Department's permit application, the District will review such documents and provide any comments to the Department. Upon a determination by the District's Engineer that the application is consistent with this Agreement, the District, as the fee simple owner of the District Property, will be a co-applicant, as necessary.
5. The Department shall obtain all permits, permit modifications or exemptions necessary for the use of the District's SMF at its sole cost and expense. The Department covenants and agrees that it shall not take any action which would cause the District's SMF to fail to satisfy the stormwater, water quantity and water quality requirements for the District's SMF, consistent with the District's SWFWMD Permit and any modifications thereto, and any other existing governmental permit requirements.
6. The District's SMF has been designed and permitted to at all times accept the specified capacity from the Department's US 301 Project and the Cobblestone Community, as specifically and further defined in this paragraph, except that the Developer of the Cobblestone project, M/I Homes of Tampa Bay, LLC, will apply for and obtain a minor modification of the District's SMF to modify the weir slot elevation of the Pond 1 control structure, subject to review and approval by the District as a co-applicant. Any modifications to the District's SMF will be subject to review and approval by the District. Modifications will be reviewed by the District within thirty (30) days of receipt of all documents, and approval shall not unreasonably be withheld.
 - a. The District's SMF allows the connection and discharge of up to 106.94 acres of impervious area from the Cobblestone Community to the District's SMF. The Department may connect and discharge up to 13.04 acres of impervious area to the District's SMF. The District's SMF includes a minimum of 1.75 acre-feet of

water quality treatment volume exclusively allocated to the Department. Both Parties acknowledge that the combined contributing basin area from both the District's Property and the Department's Property as of the effective date of this Agreement equals 42.1, more or less. The Department agrees that it will not contribute additional discharge to the District's SMF, without the consent of the District and the both parties first amending amendment of this Agreement.

7. The Department shall apply for, and the District shall review and approve the Department's Environmental Resource Permit and drainage connection permit to the District's SMF.
8. The District shall be responsible for any required SWFWMD periodic inspections and recertification of the SMF, and shall provide copies of all inspection forms to the Department. If it is determined as a result of the inspections or investigations, that any defects exist, and/or repairs are required, and/or exceedances of regulatory requirements or permits are occurring, the District, shall, at its expense expeditiously take all corrective action if such defect or repair or exceedance is a result of the District's contribution to the SMF. If it is determined as a result of the inspections or investigations, that any defects exist, or repairs are required, or exceedances are occurring as a result of the Department's contribution to the SMF, then the Department shall take all corrective action within thirty (30) days. If such required actions are not taken by the Department, then the District may take the necessary action, and the Department will reimburse the District for the costs of such action. Furthermore, in the event that a failure occurs due to stormwater surface runoff originating from the US 301 Project, the Department shall, at its expense, take all necessary corrective action.

If a defect, repair or exceedance occurs as a result of actions by both parties, then the costs for corrective actions shall be allocated between the parties based on their allocation of responsibility. Any costs for inspections or investigations required in order to determine the allocation of responsibility for defects or repairs or exceedances shall be allocated between the parties in accordance with the allocation of responsibility which is ultimately determined. If the allocation of responsibility for defects, repairs, or exceedances cannot be reasonably determined, the parties shall allocate the costs for such defects, repairs or exceedances in proportion to the amount each party is permitted to contribute to the District's SMF.

9. The District shall be responsible for maintaining the following drainage structures within the SMF: CS-1, BU-1, D&, D231, D125, and D124.. The District is responsible for maintaining the following storm drain pipes: 86' of 30" RCP from CS-

1 to BU-1, 173' of 36" RCP from D7 to D231, and 52' of 32" RCP from D125 to D124. The drainage structures and storm drain pipes identified herein are depicted on Exhibit "C" which is attached and made a part of this Agreement. Notwithstanding the foregoing, the District shall not be responsible for the replacement of such structures if such replacement is caused by the Department's contribution to the SMF. The District shall be responsible for mowing the grassed areas of the SMF. Mowing cycles shall be on a quarterly basis.

10. Neither Party shall take any action which will impede and/or diminish the flow of water that is authorized under the District's SWFWMD Permit from the ~~other Party's~~ Department's Property.
11. The District shall execute an Easement Agreement, the form of which is attached as Exhibit "D" allowing the use of the District's SMF as contemplated in this Agreement. This Easement Agreement shall include inflow, outfall control and pond interconnecting drainage structures.
12. The District shall, at its sole expense, be allowed to install and maintain landscaping and fencing in and/or around the District's SMF, and incorporate irrigation and water features in the SMF ("Improvements") in order to enhance the appearance of the Cobblestone Community. The District shall be responsible for all ongoing maintenance associated with the Improvements. The Parties have the right to inspect the SMF as reasonably necessary to ensure that the facility is functioning consistent with the District's SWFWMD Permit and modifications thereto, and any other existing governmental permit requirements.
13. Each Party shall take all reasonable precautions on their respective property to prevent violations of state water quality standards established by the District's SWFWMD Permit and any modifications thereto and/or any other governmental agency requirements.
14. The District shall have the right to modify, enlarge, or relocate (hereinafter "alter") the District's SMF provided that the minimum capacities described in Paragraph 6.a. are maintained at all times, and are consistent with the District's SWFWMD Permit and any modifications thereto, and any other governmental agency requirements. The Department shall have forty-five (45) days from the date of the notice of alterations to provide written comments or objections, and if not provided, acceptance of any alterations shall be presumed. If the District modifies the District's SMF, it shall modify the SMF to reflect the revised legal descriptions and provide a set of as-build plans to the Department within thirty (30) days of any modification. The legal

descriptions will be recorded as part of a revised Stormwater Facility Agreement, and all costs associated with such alterations shall be borne by the District.

15. The Parties acknowledge that the Florida Department of Environmental Protection has the authority to enforce federal and state laws with respect to contaminants and/or pollutants (as defined in applicable Florida Statutes) of surface and ground waters and each Party is responsible for the negligent acts, events, or omissions of action of their respective officers, employees, or agents, and its successors and assigns, arising from or resulting in any contaminants and/or pollutants entering the District's SMF. **Neither party shall be responsible for the negligent or intentional acts of third parties resulting in any contaminants and/or pollutants entering the District's SMF.**

Nothing herein shall be interpreted as a waiver by the Department of any privilege, immunity or defense available under the doctrine of sovereign immunity or the limitations of liability and procedural requirements of Section 768.28, Florida Statutes.

16. It is understood by the Parties that nothing contained in this Agreement shall be construed to constitute any Party as the partner, agent, joint venture, employee, consultant, or legal representative of the other, or to create any fiduciary relationship between them. No Party shall have the authority to bind the other Party to any obligation whatsoever to any third party without the express specific written consent of the other.
17. This Agreement shall be construed ~~under an~~ in accordance with the laws of the State of Florida and all actions brought hereunder, whether at law or in equity, shall be brought in the Circuit Court in and for Pasco County, Florida. Each Party to this Agreement hereby consents to venue in Pasco County, Florida, and further consents to the Circuit Court of Pasco County, Florida exercising the general personal jurisdiction over such Party or their representatives, so as to enable the circuit court to render personal judgement against the Party.
18. In the event either party is required to take any action to enforce this Agreement, the prevailing party shall be entitled to attorneys' fees and costs, including paralegal fees and appellate fees, incurred in determining entitlement to and reasonableness of such fees and costs.
19. If any part of this Agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction or by any other legally constituted body having the jurisdiction to make such determination, the remainder of this Agreement shall remain in full force and effect provided the part of this Agreement thus invalidated or declared unenforceable is not material to the intended operation of this Agreement.

20. No failure or a succession of failures on the part of the District or the Department to enforce any provisions of this Agreement shall operate as a waiver or discharge thereof, render the same provision imperative, or impair the right of either party to enforce the same provision.

21. The remedies in this Agreement shall be cumulative, and the assertion by any Party of any right or remedy shall not preclude the assertion by any Party of any other rights or the seeking of any other remedies under statutory or case law.
22. Time ~~so~~ is of the essence in executing and implementing this Agreement.
23. All notices required under this Agreement shall be made via certified mail and be directed as follows:

As to the District: Cobblestone Community Development District
c/o District Manager
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

With a copy to: Erin McCormick, Esq.
Erin McCormick Law, PA
3314 Henderson Boulevard, Suite 100D
Tampa, Florida 33609

As to the
Department: Florida Department of Transportation, District 7
11201 North Malcolm McKinley Drive
Tampa, FL 33612-6408
Attn: _____

2. All attachments and exhibits are incorporated into this Agreement:

Exhibit A – Legal Description of District’s Property Subject to Easement
Exhibit B – Legal Description of Department’s Property Benefitted by Easement
Exhibit C – Depiction of Storm Drain Facilities and Drainage Pipes
Exhibit D – Form of Easement

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the District has caused this Agreement to be executed in its name, its proper officer duly authorized, the day and year first written above.

ATTEST:

Signed, sealed and delivered in the presence of:

Print:

Date:

Print:

Date:

**Cobblestone Community
Development District**

By: _ _____

Print: _____

Its: _____

Dated: _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, as _____ of Cobblestone Community Development District, who is ____ personally known to me, or ____ who has produced a valid driver license _____ as identification.

Print Name: _____

Notary Public in and for the County and State above.

My Commission expires: _____

[Notary Stamp]

ATTEST:
Signed , Sealed and Delivered in the
Presence of:

**State of Florida, Department of
Transportation**

Print:
Date:

By: _
Print:
Its:

Dated:

Print: _____
Date: _____

The foregoing instrument was acknowledged before me this ____ day of _____ ,
2025, by _____ , as _____ of the State of Florida, Department of
Transportation, who is ____ personally known to me, or ____ who has produced a valid
driver license _____ as identification.

Print Name: _____
Notary Public in and for the County
and State above.
My Commission expires: _____
[Notary Stamp]

EXHIBIT "A"
Legal Description of District's Property Subject to Easement

Draft

EXHIBIT "B"
Legal Description of Department's Property Benefitted by Easement

Draft

EXHIBIT "C"
Depiction of Storm Drain Facilities and Drainage Pipes

Draft

EXHIBIT "D"
Substantial Form of Drainage Easement

Draft



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
1/7/2026	00000440

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

Project
Pond 3 FES & Eroded Slope Repairs

Description	Qty	U/M	Rate	Total
<p>Four (4) FES Washout Repairs to Structure at Pond 3</p> <p>Recommended Material: High Strength Geogrid Flexamat with Earth Anchoring System and 6" to 12" Limerock Rip Rap. *Flexamat to extend 25' in each direction of FES.</p> <p>Project Location: Pond 3: FES Structure Repairs at the SE Corner, SW Corner, NE Corner and East Side of Pond 3</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the FES Structures. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around FES structures where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FG22HF) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap. CLS, Inc., will fortify the FES structures by mortaring the joint between the FES Structures and Hard Armoring System to repair and add stability to the structures in order to reinforce, and increase the longevity of the FES structures to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <p>1. Mobilize 2. Excavate materials and vegetation then re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system and Mirafi (type FG22HF) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap, and Mortar Joint between FES structures and Hard Armoring System. Re-vegetate with Sod 5. De-mobilize</p> <p>*In the event additional damage has been identified, CLS will immediately notify Project Engineer, and Change Order may be provided for recommended repair upon request.</p>				
Cost to Repair FES and Erosion to Bring Back into Operational Compliance	4	ea	7,197.52	28,790.08
Additional Armoring to Reinforce FES to Mitigate Future Erosion Complications	4	ea	2,745.87	10,983.48

Initial:	<i>Continued on next page...</i>			
			Subtotal	\$39,773.56



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
1/7/2026	00000440

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

Project
Pond 3 FES & Eroded Slope Repairs

Description	Qty	U/M	Rate	Total
Project: Embankment Erosion Repair				
Project Location: Pond 3				
Project Material: Type C350 Turf Reinforcement Mat Total LF: approx. 1,675LF				
<p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by excavating to re-grade, backfill, compact and re-stabilize eroded slope in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System for an approx. 1,675LF to run along slope of pond with Earth Anchoring System, Trenches and Toe-In to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <p>1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-In 4. Re-vegetate with Sod 5. De-mobilize</p> <p>*CLS, Inc. uses Erosion Turf Reinforcement Mat, Type C350 which meets Type 5A, B and C specifications requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.18.</p>				
Cost to Repair Erosion along Embankment to Bring Back into Operational Compliance	1	ea	45,809.51	45,809.51
Additional Armoring to Reinforce Embankment to Mitigate Future Erosion Complications	1	ea	26,454.72	26,454.72
Initial:	<i>Continued on next page...</i>			
	Subtotal			\$72,264.23



Consolidated Land Services, Inc.

Estimate

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

Date	Estimate #
1/7/2026	00000440

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

Project
Pond 3 FES & Eroded Slope Repairs

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>
	Grand Total \$112,037.79

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

January 21, 2026

Cobblestone Community Development District
c/o Mr. Bryan Radcliff, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2
Annual Arbitrage Report for the period April 1, 2022 to April 1, 2023

Dear Cobblestone Community Development District:

Please find attached the Annual Arbitrage Report for Cobblestone Community Development District (Pasco County, Florida), \$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 and \$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 (the "Series 2022") for the period April 1, 2022 to April 1, 2023.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2022 during the annual period April 1, 2022 to April 1, 2023, and there is **no need to file** with the U.S. Treasury Department.

Please note that the next annual arbitrage calculation for Series 2022 is due April 1, 2024.

Sincerely,



John C. Rogers
President

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

January 21, 2026

Cobblestone Community Development District
c/o Mr. Bryan Radcliff, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2
Annual Arbitrage Report for the period April 1, 2022 to April 1, 2023

Dear Cobblestone Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$3,750,000 Cobblestone Community Development District (Pasco County, Florida), Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 ("Series 2022-1") and \$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 ("Series 2022-2") (Series 2022-1 and Series 2022-2, collectively, "Series 2022") for the period April 1, 2022 to April 1, 2023 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2022 for the period April 1, 2022 to April 1, 2023

Source: US Bank, Orlando, Florida

Closing Documents for the Bonds, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Inframark, Tampa, Florida

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

Notes and Assumptions

- a) The issue date of Series 2022 is April 1, 2022.
- b) The end of the first Bond Year for Series 2022 is April 1, 2023.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) According to the Code, Series 2022-1 and Series 2022-2 constitute a single “issue” under section 148(f) of the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of April 1, 2023 (the “Annual Computation Date”).
- i) According to the Official Statement, Series 2022-1 was issued to (i) finance a portion of the cost of Phase 1 Project, (ii) pay certain costs associated with the issuance of Series 2022-1, and (iii) make a deposit into the Series 2022-1 Debt Service Reserve Account.
- j) According to the Official Statement, Series 2022-2 was issued to (i) finance a portion of the cost of Phase 1 Project, (ii) pay certain costs associated with the issuance of Series 2022-2, (iii) make a deposit into Series 2022-1 Debt Service Reserve Account, and (iv) pay a portion of interest to become due on Series 2022-2.

Source Information

Series 2022

Closing Date

I.R.S. Form 8038-G

Sources and Uses of Funds
Upon Issuance of Series 2022

Official Statement

Source Information (continued)

Series 2022 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Fund Statements

Investment Dates and Purchase Prices

Trust Fund Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Cobblestone Community Development District earned \$12,662.35 less on its investments of Series 2022 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2022 Yield, and therefore **did not incur an arbitrage liability on Series 2022** during such period, as calculated on Page C-1.

ARBITRAGE REBATE COUNSELORS, LLC
ARBITRAGE REBATE COUNSELORS, LLC

Cobblestone Community Development District
(Pasco County, Florida)

\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2
Annual Arbitrage Report for the period April 1, 2022 to April 1, 2023

Annual Arbitrage Report
For the Period April 1, 2022 to April 1, 2023

January 21, 2026

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Sources and Uses of Funds Upon Issuance of Series 2022

	<u>Series 2022-1</u>	<u>Series 2022-2</u>	<u>Total</u>
<u>Sources of Funds</u>			
Par Amount of Series 2022	\$3,750,000.00	\$2,125,000.00	\$5,875,000.00
Less: Original Issue Discount	<u>(29,102.60)</u>	<u>(19,862.70)</u>	<u>(48,965.30)</u>
Total	<u>\$3,720,897.40</u>	<u>\$2,105,137.30</u>	<u>\$5,826,034.70</u>
<u>Uses of Funds</u>			
Deposit to Series 2022-1 Acquisition and Constuction Account	\$3,394,095.34	\$0.00	\$3,394,095.34
Deposit to Series 2022-2 Acquisition and Constuction Account	0.00	1,780,848.95	1,780,848.95
Deposit to Series 2022-1 Reserve Account	113,342.50	0.00	113,342.50
Deposit to Series 2022-2 Reserve Account	0.00	63,788.75	63,788.75
Deposit to Series 2022-2 Capitalized Interest Account	0.00	139,539.17	139,539.17
Deposit to Series 2022-1 Costs of Issuance Account	138,459.56	0.00	138,459.56
Deposit to Series 2022-2 Costs of Issuance Account	0.00	78,460.43	78,460.43
Underwriter's Discount	<u>75,000.00</u>	<u>42,500.00</u>	<u>117,500.00</u>
Total	<u>\$3,720,897.40</u>	<u>\$2,105,137.30</u>	<u>\$5,826,034.70</u>

Cobblestone Community Development District

(Pasco County, Florida)
 \$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
 \$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Pricing Report - Series 2022

Dated Date:	4/1/2022	Series 2022-1	Series 2022-1	Series 2022-1	Series 2022-1	Series 2022-1	Series 2022-1	Series 2022-1	Series 2022-1	Series 2022-1	Series 2022-2	Series 2022-2	Series 2022-2	Total
Issuance Date:	4/1/2022	Principal	Principal	Yield	Price	Price	Price	Price	Price	Price	Original Issue	Original Issue	Original Issue	Bond
		Amount	Amount								Discount (-)	Discount (-)	Discount (-)	Years
5/1/2023		\$70,000.00	\$40,000.00	3.450%	99.766%	99.766%	99.766%	99.766%	99.766%	99.766%	(\$163.80)	(\$0.00)	(\$0.00)	75.83
5/1/2024		75,000.00	40,000.00	3.400%	99.766%	99.766%	99.766%	99.766%	99.766%	99.766%	(175.50)	(93.60)	(93.60)	239.58
5/1/2025		75,000.00	40,000.00	3.400%	99.766%	99.766%	99.766%	99.766%	99.766%	99.766%	(175.50)	(93.60)	(93.60)	354.58
5/1/2026		80,000.00	40,000.00	3.400%	99.766%	99.766%	99.766%	99.766%	99.766%	99.766%	(187.20)	(93.60)	(93.60)	490.00
5/1/2027		85,000.00	45,000.00	3.400%	99.766%	99.766%	99.766%	99.766%	99.766%	99.766%	(187.20)	(93.60)	(93.60)	610.00
5/1/2028		85,000.00	45,000.00	3.800%	99.500%	99.500%	99.500%	99.500%	99.500%	99.500%	(425.00)	(225.00)	(225.00)	790.83
5/1/2029		90,000.00	45,000.00	3.800%	99.500%	99.500%	99.500%	99.500%	99.500%	99.500%	(425.00)	(225.00)	(225.00)	956.25
5/1/2030		95,000.00	45,000.00	3.800%	99.500%	99.500%	99.500%	99.500%	99.500%	99.500%	(450.00)	(250.00)	(250.00)	1,091.25
5/1/2031		95,000.00	50,000.00	3.800%	99.500%	99.500%	99.500%	99.500%	99.500%	99.500%	(475.00)	(250.00)	(250.00)	1,317.08
5/1/2032		100,000.00	50,000.00	3.800%	99.500%	99.500%	99.500%	99.500%	99.500%	99.500%	(500.00)	(250.00)	(250.00)	1,512.50
5/1/2033		105,000.00	50,000.00	4.200%	99.459%	99.459%	99.459%	99.459%	99.459%	99.459%	(568.05)	(270.50)	(270.50)	1,717.92
5/1/2034		105,000.00	55,000.00	4.200%	99.459%	99.459%	99.459%	99.459%	99.459%	99.459%	(568.05)	(270.50)	(270.50)	1,933.33
5/1/2035		110,000.00	55,000.00	4.200%	99.459%	99.459%	99.459%	99.459%	99.459%	99.459%	(595.10)	(297.55)	(297.55)	2,158.75
5/1/2036		115,000.00	60,000.00	4.200%	99.459%	99.459%	99.459%	99.459%	99.459%	99.459%	(622.15)	(324.60)	(324.60)	2,464.58
5/1/2037		120,000.00	60,000.00	4.200%	99.459%	99.459%	99.459%	99.459%	99.459%	99.459%	(649.20)	(351.65)	(351.65)	2,715.00
5/1/2038		125,000.00	65,000.00	4.200%	99.459%	99.459%	99.459%	99.459%	99.459%	99.459%	(676.25)	(378.70)	(378.70)	3,055.83
5/1/2039		130,000.00	65,000.00	4.200%	99.459%	99.459%	99.459%	99.459%	99.459%	99.459%	(703.30)	(405.75)	(405.75)	3,331.25
5/1/2040		135,000.00	70,000.00	4.200%	99.459%	99.459%	99.459%	99.459%	99.459%	99.459%	(730.35)	(432.80)	(432.80)	3,707.08
5/1/2041		145,000.00	75,000.00	4.200%	99.459%	99.459%	99.459%	99.459%	99.459%	99.459%	(784.45)	(460.75)	(460.75)	4,198.33
5/1/2042		150,000.00	75,000.00	4.200%	99.459%	99.459%	99.459%	99.459%	99.459%	99.459%	(811.50)	(487.80)	(487.80)	4,518.75
5/1/2043		155,000.00	80,000.00	4.300%	98.650%	98.650%	98.650%	98.650%	98.650%	98.650%	(1,782.50)	(1,084.00)	(1,084.00)	4,954.58
5/1/2044		160,000.00	85,000.00	4.300%	98.650%	98.650%	98.650%	98.650%	98.650%	98.650%	(1,840.00)	(1,151.75)	(1,151.75)	5,410.42
5/1/2045		170,000.00	85,000.00	4.300%	98.650%	98.650%	98.650%	98.650%	98.650%	98.650%	(1,955.00)	(1,219.50)	(1,219.50)	5,886.25
5/1/2046		175,000.00	90,000.00	4.300%	98.650%	98.650%	98.650%	98.650%	98.650%	98.650%	(2,012.50)	(1,287.25)	(1,287.25)	6,382.08
5/1/2047		185,000.00	95,000.00	4.300%	98.650%	98.650%	98.650%	98.650%	98.650%	98.650%	(2,127.50)	(1,355.00)	(1,355.00)	7,023.33
5/1/2048		195,000.00	100,000.00	4.300%	98.650%	98.650%	98.650%	98.650%	98.650%	98.650%	(2,242.50)	(1,422.75)	(1,422.75)	7,694.58
5/1/2049		200,000.00	105,000.00	4.300%	98.650%	98.650%	98.650%	98.650%	98.650%	98.650%	(2,300.00)	(1,490.50)	(1,490.50)	8,260.42
5/1/2050		210,000.00	110,000.00	4.300%	98.650%	98.650%	98.650%	98.650%	98.650%	98.650%	(2,415.00)	(1,558.25)	(1,558.25)	8,986.67
5/1/2051		220,000.00	115,000.00	4.300%	98.650%	98.650%	98.650%	98.650%	98.650%	98.650%	(2,530.00)	(1,626.00)	(1,626.00)	9,742.92
5/1/2052		0.00	115,000.00	4.300%	98.650%	98.650%	98.650%	98.650%	98.650%	98.650%	0.00	(1,558.25)	(1,558.25)	3,459.58
5/1/2053		0.00	120,000.00	4.300%	98.650%	98.650%	98.650%	98.650%	98.650%	98.650%	0.00	(1,626.00)	(1,626.00)	3,730.00
Total		\$3,750,000.00	\$2,125,000.00								(\$29,102.60)	(\$19,862.70)	(\$19,862.70)	108,769.58

2022-1 Series Principal	\$3,750,000.00
Less: Original Iss. Disc.	(29,102.60)
	\$3,720,897.40
2022-2 Series Principal	\$2,125,000.00
Less: Original Iss. Disc.	(19,862.70)
	\$2,105,137.30
Gross Interest Cost	\$4,605,024.67
NIC %	4.23%
Bond Years	108,769.58
Average Coupon	4.23%
Average Life (Years)	18.51

Note:
 (1) Source: Official Statement for the 2022 Series, dated March 11, 2022.

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Series 2022 - Debt Service Payable

Dated Date: 4/1/2022
First Interest Payment Date: 11/1/2022

Date	Series 2022-1		Series 2022-1		Total Interest	Semiannual Debt Service	Total Annual Debt Service
	Principal Amount	Interest Rate	Principal Amount	Interest Rate			
11/1/2022					\$141,411.67	\$141,411.67	\$141,411.67
5/1/2023	\$70,000.00	3.40%			121,210.00	191,210.00	
11/1/2023					120,020.00	120,020.00	311,230.00
5/1/2024	75,000.00	3.40%	\$40,000.00	3.40%	120,020.00	235,020.00	
11/1/2024					118,065.00	118,065.00	353,085.00
5/1/2025	75,000.00	3.40%	40,000.00	3.40%	118,065.00	233,065.00	
11/1/2025					116,110.00	116,110.00	349,175.00
5/1/2026	80,000.00	3.40%	40,000.00	3.40%	116,110.00	236,110.00	
11/1/2026					114,070.00	114,070.00	350,180.00
5/1/2027	80,000.00	3.40%	40,000.00	3.40%	114,070.00	234,070.00	
11/1/2027					112,030.00	112,030.00	346,100.00
5/1/2028	85,000.00	3.80%	45,000.00	3.80%	112,030.00	242,030.00	
11/1/2028					109,560.00	109,560.00	351,590.00
5/1/2029	90,000.00	3.80%	45,000.00	3.80%	109,560.00	244,560.00	
11/1/2029					106,995.00	106,995.00	351,555.00
5/1/2030	90,000.00	3.80%	45,000.00	3.80%	106,995.00	241,995.00	
11/1/2030					104,430.00	104,430.00	346,425.00
5/1/2031	95,000.00	3.80%	50,000.00	3.80%	104,430.00	249,430.00	
11/1/2031					101,675.00	101,675.00	351,105.00
5/1/2032	100,000.00	3.80%	50,000.00	3.80%	101,675.00	251,675.00	
11/1/2032					98,825.00	98,825.00	350,500.00
5/1/2033	105,000.00	4.20%	50,000.00	4.20%	98,825.00	253,825.00	
11/1/2033					95,570.00	95,570.00	349,395.00
5/1/2034	105,000.00	4.20%	55,000.00	4.20%	95,570.00	255,570.00	
11/1/2034					92,210.00	92,210.00	347,780.00
5/1/2035	110,000.00	4.20%	55,000.00	4.20%	92,210.00	257,210.00	
11/1/2035					88,745.00	88,745.00	345,955.00
5/1/2036	115,000.00	4.20%	60,000.00	4.20%	88,745.00	263,745.00	
11/1/2036					85,070.00	85,070.00	348,815.00
5/1/2037	120,000.00	4.20%	60,000.00	4.20%	85,070.00	265,070.00	
11/1/2037					81,290.00	81,290.00	346,360.00
5/1/2038	125,000.00	4.20%	65,000.00	4.20%	81,290.00	271,290.00	
11/1/2038					77,300.00	77,300.00	348,590.00
5/1/2039	130,000.00	4.20%	65,000.00	4.20%	77,300.00	272,300.00	
11/1/2039					73,205.00	73,205.00	345,505.00
5/1/2040	135,000.00	4.20%	70,000.00	4.20%	73,205.00	278,205.00	
11/1/2040					68,900.00	68,900.00	347,105.00
5/1/2041	145,000.00	4.20%	75,000.00	4.20%	68,900.00	288,900.00	
11/1/2041					64,280.00	64,280.00	353,180.00
5/1/2042	150,000.00	4.20%	75,000.00	4.20%	64,280.00	289,280.00	
11/1/2042					59,555.00	59,555.00	348,835.00
5/1/2043	155,000.00	4.30%	80,000.00	4.30%	59,555.00	294,555.00	
11/1/2043					54,502.50	54,502.50	349,057.50
5/1/2044	160,000.00	4.30%	85,000.00	4.30%	54,502.50	299,502.50	
11/1/2044					49,235.00	49,235.00	348,737.50
5/1/2045	170,000.00	4.30%	85,000.00	4.30%	49,235.00	304,235.00	
11/1/2045					43,752.50	43,752.50	347,987.50
5/1/2046	175,000.00	4.30%	90,000.00	4.30%	43,752.50	308,752.50	
11/1/2046					38,055.00	38,055.00	346,807.50
5/1/2047	185,000.00	4.30%	95,000.00	4.30%	38,055.00	318,055.00	
11/1/2047					32,035.00	32,035.00	350,090.00
5/1/2048	195,000.00	4.30%	100,000.00	4.30%	32,035.00	327,035.00	
11/1/2048					25,692.50	25,692.50	352,727.50
5/1/2049	200,000.00	4.30%	105,000.00	4.30%	25,692.50	330,692.50	
11/1/2049					19,135.00	19,135.00	349,827.50
5/1/2050	210,000.00	4.30%	110,000.00	4.30%	19,135.00	339,135.00	
11/1/2050					12,255.00	12,255.00	351,390.00
5/1/2051	220,000.00	4.30%	115,000.00	4.30%	12,255.00	347,255.00	
11/1/2051					5,052.50	5,052.50	352,307.50
5/1/2052	0.00		115,000.00	4.30%	5,052.50	120,052.50	
11/1/2052					2,580.00	2,580.00	122,632.50
5/1/2053	0.00		120,000.00	4.30%	2,580.00	122,580.00	122,580.00
	<u>\$3,750,000.00</u>		<u>\$2,125,000.00</u>		<u>\$4,603,021.67</u>	<u>\$10,478,021.67</u>	<u>\$10,478,021.67</u>

Note: (1) Source: Official Statement for the 2022 Series, dated March 11, 2022.

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Proof of Yield - Series 2022

P.V. Date: 4/1/2022
Series 2022
Bond Yield: 4.23763765%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2022	\$141,411.67	210	0.97583544	\$137,994.52
5/1/2023	191,210.00	390	0.95558826	182,718.03
11/1/2023	120,020.00	570	0.93576117	112,310.06
5/1/2024	235,020.00	750	0.91634547	215,359.51
11/1/2024	118,065.00	930	0.89733262	105,943.58
5/1/2025	233,065.00	1110	0.87871426	204,797.54
11/1/2025	116,110.00	1290	0.86048220	99,910.59
5/1/2026	236,110.00	1470	0.84262843	198,953.00
11/1/2026	114,070.00	1650	0.82514510	94,124.30
5/1/2027	234,070.00	1830	0.80802452	189,134.30
11/1/2027	112,030.00	2010	0.79125917	88,644.77
5/1/2028	242,030.00	2190	0.77484168	187,534.93
11/1/2028	109,560.00	2370	0.75876483	83,130.27
5/1/2029	244,560.00	2550	0.74302155	181,713.35
11/1/2029	106,995.00	2730	0.72760492	77,850.09
5/1/2030	241,995.00	2910	0.71250816	172,423.41
11/1/2030	104,430.00	3090	0.69772464	72,863.38
5/1/2031	249,430.00	3270	0.68324786	170,422.51
11/1/2031	101,675.00	3450	0.66907145	68,027.84
5/1/2032	251,675.00	3630	0.65518917	164,894.74
11/1/2032	98,825.00	3810	0.64159494	63,405.62
5/1/2033	253,825.00	3990	0.62828277	159,473.87
11/1/2033	95,570.00	4170	0.61524680	58,799.14
5/1/2034	255,570.00	4350	0.60248131	153,976.15
11/1/2034	92,210.00	4530	0.58998069	54,402.12
5/1/2035	257,210.00	4710	0.57773944	148,600.36
11/1/2035	88,745.00	4890	0.56575218	50,207.68
5/1/2036	263,745.00	5070	0.55401363	146,118.33
11/1/2036	85,070.00	5250	0.54251864	46,152.06
5/1/2037	265,070.00	5430	0.53126216	140,821.66
11/1/2037	81,290.00	5610	0.52023923	42,290.25
5/1/2038	271,290.00	5790	0.50944502	138,207.34
11/1/2038	77,300.00	5970	0.49887477	38,563.02
5/1/2039	272,300.00	6150	0.48852383	133,025.04
11/1/2039	73,205.00	6330	0.47838766	35,020.37
5/1/2040	278,205.00	6510	0.46846181	130,328.42
11/1/2040	68,900.00	6690	0.45874190	31,607.32
5/1/2041	288,900.00	6870	0.44922366	129,780.72
11/1/2041	64,280.00	7050	0.43990291	28,276.96
5/1/2042	289,280.00	7230	0.43077556	124,614.75
11/1/2042	59,555.00	7410	0.42183759	25,122.54
5/1/2043	294,555.00	7590	0.41308506	121,676.27
11/1/2043	54,502.50	7770	0.40451414	22,047.03
5/1/2044	299,502.50	7950	0.39612105	118,639.25
11/1/2044	49,235.00	8130	0.38790211	19,098.36
5/1/2045	304,235.00	8310	0.37985370	115,564.79
11/1/2045	43,752.50	8490	0.37197228	16,274.72
5/1/2046	308,752.50	8670	0.36425439	112,464.45
11/1/2046	38,055.00	8850	0.35669663	13,574.09
5/1/2047	318,055.00	9030	0.34929569	111,095.24
11/1/2047	32,035.00	9210	0.34204831	10,957.52
5/1/2048	327,035.00	9390	0.33495130	109,540.80
11/1/2048	25,692.50	9570	0.32800154	8,427.18
5/1/2049	330,692.50	9750	0.32119598	106,217.10
11/1/2049	19,135.00	9930	0.31453162	6,018.56
5/1/2050	339,135.00	10110	0.30800554	104,455.46
11/1/2050	12,255.00	10290	0.30161487	3,696.29
5/1/2051	347,255.00	10470	0.29535679	102,564.12
11/1/2051	5,052.50	10650	0.28922857	1,461.33
5/1/2052	120,052.50	10830	0.28322749	34,002.17
11/1/2052	2,580.00	11010	0.27735092	715.57
5/1/2053	<u>122,580.00</u>	11190	0.27159629	<u>33,292.27</u>
Total	<u>\$10,478,021.67</u>			<u>\$5,826,034.70</u> (2)

Notes: (1) See Page B-2.

(2) \$5,826,034.70 = \$3,750,000.00 [Principal Amount of Series 2022-1] - \$29,102.60 [Original [Original Issue Discount on Series 2022-1] + \$2,125,000.00 [Principal Amount of Series 2022-2] - \$19,862.70 [Original Issue Discount on Series 2022-2].

Cobblestone Community Development District
(Pasco County, Florida)

\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Arbitrage Credit As of Annual Computation Date

<u>Series 2022-1 (1)</u>	<u>Series 2022-2 (2)</u>	<u>Total</u>
<u>(\$4,869.54)</u>	<u>(\$7,792.81)</u>	<u>(\$12,662.35)</u>

Notes:

(1) See Page C-2 (A).

(2) See Page C-2 (B).

Cobblestone Community Development District
(Pasco County, Florida)

\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Arbitrage Credit - Annual Computation Period - Series 2022-2

Annual Computation Date: Series 2022 Bond Yield (1):	4/1/2023 4.23763765%	Transaction Description (2)	Acquisition and Construction Account		Bond Reserve Fund		Muni Days To Compu- tation Date	Total	@ Series 2022 Bond Yield	Investment Yield:	@ Investment Yield Future Value
			Invested (-) / Disbursed (+) (2)	Interest (2)	Balance (2)	Invested (-) / Disbursed (+) (2)					
		Beginning Balance	\$0.00	\$0.00	\$1,780,848.95	(\$63,788.75)	\$63,788.75	(\$1,984,176.87)	1.04282532	(\$2,069,149.87)	(\$1,984,270.43)
		Transfer Out	0.00	0.00	0.00	0.00	0.00	1,780,848.95	1.04282532	1,857,114.37	1,780,932.92
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	(0.05)	63,788.80	0.00	1.03906651	0.00	0.00
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	(0.22)	63,789.02	0.00	1.03894548	0.28	0.27
		Trf Out - Revenue Fd	0.00	0.00	0.00	0.27	63,788.75	0.27	1.03556247	0.00	0.00
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	(0.28)	63,789.03	0.00	1.03544186	0.29	0.28
		Trf Out - Revenue Fd	0.00	0.00	0.00	(0.27)	63,788.75	0.28	1.03195004	0.00	0.00
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.27	63,789.02	0.00	1.03146934	0.28	0.27
		Trf Out - Revenue Fd	0.00	0.00	0.00	(0.27)	63,788.75	0.27	1.02835022	0.00	0.00
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.27	63,789.02	0.00	1.02823044	0.28	0.27
		Trf Out - Revenue Fd	0.00	0.00	0.00	(0.27)	63,788.75	0.27	1.02476295	0.00	0.00
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.27	63,789.02	0.27	1.02464359	0.28	0.27
		Trf Out - Revenue Fd	0.00	0.00	0.00	(0.27)	63,788.75	0.00	1.02095031	0.00	0.00
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.28	63,789.02	0.27	1.02083140	0.28	0.27
		Trf Out - Revenue Fd	0.00	0.00	0.00	(0.27)	63,788.75	0.27	1.01762590	0.00	0.00
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	(0.28)	63,789.03	0.28	1.01750737	0.28	0.28
		Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	63,788.75	0.28	1.01407604	0.00	0.00
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.27	63,789.02	0.00	1.01395793	0.27	0.27
		Trf Out - Revenue Fd	0.00	0.00	0.00	(0.27)	63,788.75	0.27	1.01030317	0.00	0.00
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.27	63,789.02	0.00	1.01018550	0.27	0.27
		Trf Out - Revenue Fd	0.00	0.00	0.00	(0.27)	63,788.75	0.27	1.00701343	0.00	0.00
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	(0.28)	63,789.03	0.00	1.00689613	0.28	0.28
		Trf Out - Revenue Fd	0.00	0.00	0.00	0.28	63,788.75	0.28	1.00350059	0.00	0.00
		Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	(0.25)	63,789.00	0.00	1.00338370	0.25	0.25
		Trf Out - Revenue Fd	0.00	0.00	0.00	0.25	63,788.75	0.25	1.00000000	0.25	0.25
		Balance	0.00	0.00	0.00	63,788.75	0.00	151,924.35		151,924.35	151,924.35
		Total	\$0.00	\$0.00	\$0.00	\$0.00	\$2.98	\$8.58		\$2,792.81	\$0.00

NOTES:
(1) See Page B-3.
(2) Source: Trust Fund Statements of US Bank.

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

January 21, 2026

Cobblestone Community Development District
c/o Mr. Bryan Radcliff, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2
Annual Arbitrage Report for the period April 1, 2023 to April 1, 2024

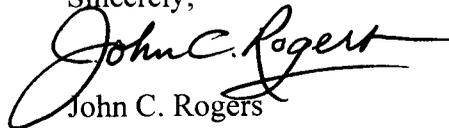
Dear Cobblestone Community Development District:

Please find attached the Annual Arbitrage Report for Cobblestone Community Development District (Pasco County, Florida), \$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 and \$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 (the "Series 2022") for the period April 1, 2023 to April 1, 2024.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2022 during the annual period April 1, 2023 to April 1, 2024, and there is **no need to file** with the U.S. Treasury Department.

Please note that the next annual arbitrage calculation for Series 2022 is due April 1, 2025.

Sincerely,



John C. Rogers
President

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

January 21, 2026

Cobblestone Community Development District
c/o Mr. Bryan Radcliff, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2
Annual Arbitrage Report for the period April 1, 2023 to April 1, 2024

Dear Cobblestone Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$3,750,000 Cobblestone Community Development District (Pasco County, Florida), Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 ("Series 2022-1") and \$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 ("Series 2022-2") (Series 2022-1 and Series 2022-2, collectively, "Series 2022") for the period April 1, 2023 to April 1, 2024 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2022 for the period April 1, 2023 to April 1, 2024

Source: US Bank, Orlando, Florida

Closing Documents for the Bonds, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Inframark, Tampa, Florida

Annual Arbitrage Report for Series 2022 for the period April 1, 2022 to April 1, 2023, dated January 21, 2026, prepared by Arbitrage Rebate Counselors, LLC, Ardmore, Pennsylvania (the "Prior Arbitrage Report")

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

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

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

Notes and Assumptions

- a) The issue date of Series 2022 is April 1, 2022.
- b) The end of the first Bond Year for Series 2022 is April 1, 2023.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) According to the Code, Series 2022-1 and Series 2022-2 constitute a single “issue” under section 148(f) of the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of April 1, 2024 (the “Annual Computation Date”).
- i) According to the Official Statement, Series 2022-1 was issued to (i) finance a portion of the cost of Phase 1 Project, (ii) pay certain costs associated with the issuance of Series 2022-1, and (iii) make a deposit into the Series 2022-1 Debt Service Reserve Account.
- j) According to the Official Statement, Series 2022-2 was issued to (i) finance a portion of the cost of Phase 1 Project, (ii) pay certain costs associated with the issuance of Series 2022-2, (iii) make a deposit into Series 2022-1 Debt Service Reserve Account, and (iv) pay a portion of interest to become due on Series 2022-2.

Source Information

Series 2022

Closing Date

I.R.S. Form 8038-G

Source Information (continued)

Sources and Uses of Funds
Upon Issuance of Series 2022

Official Statement

Series 2022 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Fund Statements

Investment Dates and Purchase Prices

Trust Fund Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Cobblestone Community Development District earned \$15,738.26 less on its investments of Series 2022 proceeds as of the Annual Computation Date than had such proceeds been invested at the Series 2022 Yield, and therefore **did not incur an arbitrage liability on Series 2022**, as calculated on Page C-1.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2
Annual Arbitrage Report for the period April 1, 2022 to April 1, 2023

Annual Arbitrage Report
For the Period April 1, 2023 to April 1, 2024

January 21, 2026

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Sources and Uses of Funds Upon Issuance of Series 2022

	<u>Series 2022-1</u>	<u>Series 2022-2</u>	<u>Total</u>
<u>Sources of Funds</u>			
Par Amount of Series 2022	\$3,750,000.00	\$2,125,000.00	\$5,875,000.00
Less: Original Issue Discount	<u>(29,102.60)</u>	<u>(19,862.70)</u>	<u>(48,965.30)</u>
Total	<u>\$3,720,897.40</u>	<u>\$2,105,137.30</u>	<u>\$5,826,034.70</u>
<u>Uses of Funds</u>			
Deposit to Series 2022-1 Acquisition and Constuction Account	\$3,394,095.34	\$0.00	\$3,394,095.34
Deposit to Series 2022-2 Acquisition and Constuction Account	0.00	1,780,848.95	1,780,848.95
Deposit to Series 2022-1 Reserve Account	113,342.50	0.00	113,342.50
Deposit to Series 2022-2 Reserve Account	0.00	63,788.75	63,788.75
Deposit to Series 2022-2 Capitalized Interest Account	0.00	139,539.17	139,539.17
Deposit to Series 2022-1 Costs of Issuance Account	138,459.56	0.00	138,459.56
Deposit to Series 2022-2 Costs of Issuance Account	0.00	78,460.43	78,460.43
Underwriter's Discount	<u>75,000.00</u>	<u>42,500.00</u>	<u>117,500.00</u>
Total	<u>\$3,720,897.40</u>	<u>\$2,105,137.30</u>	<u>\$5,826,034.70</u>

Cobblestone Community Development District
(Pasco County, Florida)

\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Pricing Report - Series 2022

Dated Date: 4/1/2022
Issuance Date: 4/1/2022

Date	Series 2022-1 Principal Amount	Series 2022-1 Principal Amount	Interest Rate	Yield	Series 2022-1 Price	Series 2022-2 Price	Total Bond Years	Series 2022-1 Original Issue Discount (-)	Series 2022-2 Original Issue Discount (-)	Total Production
5/1/2023	\$70,000.00	\$70,000.00	3.400%	3.450%	99.766%	99.766%	75.83	(5163.80)	\$0.00	\$69,836.20
5/1/2024	75,000.00	40,000.00	3.400%	3.450%	99.766%	99.766%	239.58	(175.50)	(93.60)	114,730.90
5/1/2025	80,000.00	40,000.00	3.400%	3.450%	99.766%	99.766%	354.58	(175.50)	(93.60)	114,730.90
5/1/2026	80,000.00	40,000.00	3.400%	3.450%	99.766%	99.766%	490.00	(187.20)	(93.60)	119,719.20
5/1/2027	80,000.00	40,000.00	3.400%	3.450%	99.766%	99.766%	610.00	(187.20)	(93.60)	119,719.20
5/1/2028	85,000.00	45,000.00	3.800%	3.860%	99.500%	99.500%	790.83	(425.00)	(225.00)	129,350.00
5/1/2029	90,000.00	45,000.00	3.800%	3.860%	99.500%	99.500%	956.25	(450.00)	(225.00)	134,325.00
5/1/2030	90,000.00	45,000.00	3.800%	3.860%	99.500%	99.500%	1,091.25	(450.00)	(225.00)	134,325.00
5/1/2031	95,000.00	50,000.00	3.800%	3.860%	99.500%	99.500%	1,317.08	(475.00)	(250.00)	144,275.00
5/1/2032	100,000.00	50,000.00	3.800%	3.860%	99.500%	99.500%	1,512.50	(500.00)	(250.00)	149,250.00
5/1/2033	105,000.00	55,000.00	4.200%	4.240%	99.459%	99.459%	1,717.92	(568.05)	(270.50)	154,161.45
5/1/2034	105,000.00	55,000.00	4.200%	4.240%	99.459%	99.459%	1,933.33	(568.05)	(270.50)	159,134.40
5/1/2035	110,000.00	60,000.00	4.200%	4.240%	99.459%	99.459%	2,158.75	(595.10)	(297.55)	164,107.35
5/1/2036	115,000.00	60,000.00	4.200%	4.240%	99.459%	99.459%	2,464.58	(622.15)	(324.60)	174,053.25
5/1/2037	120,000.00	60,000.00	4.200%	4.240%	99.459%	99.459%	2,715.00	(649.20)	(324.60)	179,026.20
5/1/2038	125,000.00	65,000.00	4.200%	4.240%	99.459%	99.459%	3,055.83	(676.25)	(351.65)	188,972.10
5/1/2039	130,000.00	65,000.00	4.200%	4.240%	99.459%	99.459%	3,331.25	(703.30)	(351.65)	193,945.05
5/1/2040	135,000.00	70,000.00	4.200%	4.240%	99.459%	99.459%	3,707.08	(730.35)	(378.70)	203,890.95
5/1/2041	145,000.00	75,000.00	4.200%	4.240%	99.459%	99.459%	4,198.33	(784.45)	(405.75)	218,809.80
5/1/2042	150,000.00	80,000.00	4.200%	4.240%	99.459%	99.459%	4,518.75	(811.50)	(405.75)	223,782.75
5/1/2043	155,000.00	80,000.00	4.300%	4.370%	98.850%	98.850%	4,954.58	(1,782.50)	(1,084.00)	232,133.50
5/1/2044	160,000.00	85,000.00	4.300%	4.370%	98.850%	98.850%	5,410.42	(1,840.00)	(1,151.75)	242,008.25
5/1/2045	170,000.00	85,000.00	4.300%	4.370%	98.850%	98.850%	5,886.25	(1,955.00)	(1,151.75)	251,893.25
5/1/2046	175,000.00	90,000.00	4.300%	4.370%	98.850%	98.850%	6,382.08	(2,022.50)	(1,219.50)	261,766.00
5/1/2047	185,000.00	95,000.00	4.300%	4.370%	98.850%	98.850%	7,023.33	(2,127.25)	(1,287.25)	276,585.25
5/1/2048	195,000.00	100,000.00	4.300%	4.370%	98.850%	98.850%	7,694.58	(2,242.50)	(1,355.00)	291,402.50
5/1/2049	200,000.00	105,000.00	4.300%	4.370%	98.850%	98.850%	8,260.42	(2,300.00)	(1,422.75)	301,277.25
5/1/2050	210,000.00	110,000.00	4.300%	4.370%	98.850%	98.850%	8,986.67	(2,415.00)	(1,490.50)	316,094.50
5/1/2051	220,000.00	115,000.00	4.300%	4.370%	98.850%	98.850%	9,742.92	(2,530.00)	(1,558.25)	330,911.75
5/1/2052	0.00	115,000.00	4.300%	4.370%	98.850%	98.850%	3,459.58	0.00	(1,558.25)	113,441.75
5/1/2053	0.00	120,000.00	4.300%	4.370%	98.850%	98.850%	3,730.00	0.00	(1,626.00)	118,374.00
Total	\$3,750,000.00	\$2,125,000.00					108,769.58	(\$29,102.60)	(\$19,862.70)	\$5,826,034.70

2022-1 Series Principal
Less: Original Iss. Dist.
\$3,750,000.00
(29,102.60)
\$3,720,897.40

2022-2 Series Principal
Less: Original Iss. Dist.
\$2,125,000.00
(19,862.70)
\$2,105,137.30

Gross Interest Cost **\$4,603,021.67**

NIC % 4.23%

Bond Years 108,769.58

Average Coupon 4.23%

Average Life (Years) 18.51

NOTE: (1) Source: Official Statement for the 2022 Series, dated March 11, 2022.

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Series 2022 - Debt Service Payable

Dated Date: 4/1/2022
First Interest Payment Date: 11/1/2022

Date	Series 2022-1		Series 2022-1		Total Interest	Semiannual Debt Service	Total Annual Debt Service
	Principal Amount	Interest Rate	Principal Amount	Interest Rate			
11/1/2022					\$141,411.67	\$141,411.67	\$141,411.67
5/1/2023	\$70,000.00	3.40%			121,210.00	191,210.00	
11/1/2023					120,020.00	120,020.00	311,230.00
5/1/2024	75,000.00	3.40%	\$40,000.00	3.40%	120,020.00	235,020.00	
11/1/2024					118,065.00	118,065.00	353,085.00
5/1/2025	75,000.00	3.40%	40,000.00	3.40%	118,065.00	233,065.00	
11/1/2025					116,110.00	116,110.00	349,175.00
5/1/2026	80,000.00	3.40%	40,000.00	3.40%	116,110.00	236,110.00	
11/1/2026					114,070.00	114,070.00	350,180.00
5/1/2027	80,000.00	3.40%	40,000.00	3.40%	114,070.00	234,070.00	
11/1/2027					112,030.00	112,030.00	346,100.00
5/1/2028	85,000.00	3.80%	45,000.00	3.80%	112,030.00	242,030.00	
11/1/2028					109,560.00	109,560.00	351,590.00
5/1/2029	90,000.00	3.80%	45,000.00	3.80%	109,560.00	244,560.00	
11/1/2029					106,995.00	106,995.00	351,555.00
5/1/2030	90,000.00	3.80%	45,000.00	3.80%	106,995.00	241,995.00	
11/1/2030					104,430.00	104,430.00	346,425.00
5/1/2031	95,000.00	3.80%	50,000.00	3.80%	104,430.00	249,430.00	
11/1/2031					101,675.00	101,675.00	351,105.00
5/1/2032	100,000.00	3.80%	50,000.00	3.80%	101,675.00	251,675.00	
11/1/2032					98,825.00	98,825.00	350,500.00
5/1/2033	105,000.00	4.20%	50,000.00	4.20%	98,825.00	253,825.00	
11/1/2033					95,570.00	95,570.00	349,395.00
5/1/2034	105,000.00	4.20%	55,000.00	4.20%	95,570.00	255,570.00	
11/1/2034					92,210.00	92,210.00	347,780.00
5/1/2035	110,000.00	4.20%	55,000.00	4.20%	92,210.00	257,210.00	
11/1/2035					88,745.00	88,745.00	345,955.00
5/1/2036	115,000.00	4.20%	60,000.00	4.20%	88,745.00	263,745.00	
11/1/2036					85,070.00	85,070.00	348,815.00
5/1/2037	120,000.00	4.20%	60,000.00	4.20%	85,070.00	265,070.00	
11/1/2037					81,290.00	81,290.00	346,360.00
5/1/2038	125,000.00	4.20%	65,000.00	4.20%	81,290.00	271,290.00	
11/1/2038					77,300.00	77,300.00	348,590.00
5/1/2039	130,000.00	4.20%	65,000.00	4.20%	77,300.00	272,300.00	
11/1/2039					73,205.00	73,205.00	345,505.00
5/1/2040	135,000.00	4.20%	70,000.00	4.20%	73,205.00	278,205.00	
11/1/2040					68,900.00	68,900.00	347,105.00
5/1/2041	145,000.00	4.20%	75,000.00	4.20%	68,900.00	288,900.00	
11/1/2041					64,280.00	64,280.00	353,180.00
5/1/2042	150,000.00	4.20%	75,000.00	4.20%	64,280.00	289,280.00	
11/1/2042					59,555.00	59,555.00	348,835.00
5/1/2043	155,000.00	4.30%	80,000.00	4.30%	59,555.00	294,555.00	
11/1/2043					54,502.50	54,502.50	349,057.50
5/1/2044	160,000.00	4.30%	85,000.00	4.30%	54,502.50	299,502.50	
11/1/2044					49,235.00	49,235.00	348,737.50
5/1/2045	170,000.00	4.30%	85,000.00	4.30%	49,235.00	304,235.00	
11/1/2045					43,752.50	43,752.50	347,987.50
5/1/2046	175,000.00	4.30%	90,000.00	4.30%	43,752.50	308,752.50	
11/1/2046					38,055.00	38,055.00	346,807.50
5/1/2047	185,000.00	4.30%	95,000.00	4.30%	38,055.00	318,055.00	
11/1/2047					32,035.00	32,035.00	350,090.00
5/1/2048	195,000.00	4.30%	100,000.00	4.30%	32,035.00	327,035.00	
11/1/2048					25,692.50	25,692.50	352,727.50
5/1/2049	200,000.00	4.30%	105,000.00	4.30%	25,692.50	330,692.50	
11/1/2049					19,135.00	19,135.00	349,827.50
5/1/2050	210,000.00	4.30%	110,000.00	4.30%	19,135.00	339,135.00	
11/1/2050					12,255.00	12,255.00	351,390.00
5/1/2051	220,000.00	4.30%	115,000.00	4.30%	12,255.00	347,255.00	
11/1/2051					5,052.50	5,052.50	352,307.50
5/1/2052	0.00		115,000.00	4.30%	5,052.50	120,052.50	
11/1/2052					2,580.00	2,580.00	122,632.50
5/1/2053	0.00		120,000.00	4.30%	2,580.00	122,580.00	122,580.00
	<u>\$3,750,000.00</u>		<u>\$2,125,000.00</u>		<u>\$4,603,021.67</u>	<u>\$10,478,021.67</u>	<u>\$10,478,021.67</u>

Note: (1) Source: Official Statement for the 2022 Series, dated March 11, 2022.

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Proof of Yield - Series 2022

P.V. Date: 4/1/2022
Series 2022
Bond Yield: 4.23763765%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2022	\$141,411.67	210	0.97583544	\$137,994.52
5/1/2023	191,210.00	390	0.95558826	182,718.03
11/1/2023	120,020.00	570	0.93576117	112,310.06
5/1/2024	235,020.00	750	0.91634547	215,359.51
11/1/2024	118,065.00	930	0.89733262	105,943.58
5/1/2025	233,065.00	1110	0.87871426	204,797.54
11/1/2025	116,110.00	1290	0.86048220	99,910.59
5/1/2026	236,110.00	1470	0.84262843	198,953.00
11/1/2026	114,070.00	1650	0.82514510	94,124.30
5/1/2027	234,070.00	1830	0.80802452	189,134.30
11/1/2027	112,030.00	2010	0.79125917	88,644.77
5/1/2028	242,030.00	2190	0.77484168	187,534.93
11/1/2028	109,560.00	2370	0.75876483	83,130.27
5/1/2029	244,560.00	2550	0.74302155	181,713.35
11/1/2029	106,995.00	2730	0.72760492	77,850.09
5/1/2030	241,995.00	2910	0.71250816	172,423.41
11/1/2030	104,430.00	3090	0.69772464	72,863.38
5/1/2031	249,430.00	3270	0.68324786	170,422.51
11/1/2031	101,675.00	3450	0.66907145	68,027.84
5/1/2032	251,675.00	3630	0.65518917	164,894.74
11/1/2032	98,825.00	3810	0.64159494	63,405.62
5/1/2033	253,825.00	3990	0.62828277	159,473.87
11/1/2033	95,570.00	4170	0.61524680	58,799.14
5/1/2034	255,570.00	4350	0.60248131	153,976.15
11/1/2034	92,210.00	4530	0.58998069	54,402.12
5/1/2035	257,210.00	4710	0.57773944	148,600.36
11/1/2035	88,745.00	4890	0.56575218	50,207.68
5/1/2036	263,745.00	5070	0.55401363	146,118.33
11/1/2036	85,070.00	5250	0.54251864	46,152.06
5/1/2037	265,070.00	5430	0.53126216	140,821.66
11/1/2037	81,290.00	5610	0.52023923	42,290.25
5/1/2038	271,290.00	5790	0.50944502	138,207.34
11/1/2038	77,300.00	5970	0.49887477	38,563.02
5/1/2039	272,300.00	6150	0.48852383	133,025.04
11/1/2039	73,205.00	6330	0.47838766	35,020.37
5/1/2040	278,205.00	6510	0.46846181	130,328.42
11/1/2040	68,900.00	6690	0.45874190	31,607.32
5/1/2041	288,900.00	6870	0.44922366	129,780.72
11/1/2041	64,280.00	7050	0.43990291	28,276.96
5/1/2042	289,280.00	7230	0.43077556	124,614.75
11/1/2042	59,555.00	7410	0.42183759	25,122.54
5/1/2043	294,555.00	7590	0.41308506	121,676.27
11/1/2043	54,502.50	7770	0.40451414	22,047.03
5/1/2044	299,502.50	7950	0.39612105	118,639.25
11/1/2044	49,235.00	8130	0.38790211	19,098.36
5/1/2045	304,235.00	8310	0.37985370	115,564.79
11/1/2045	43,752.50	8490	0.37197228	16,274.72
5/1/2046	308,752.50	8670	0.36425439	112,464.45
11/1/2046	38,055.00	8850	0.35669663	13,574.09
5/1/2047	318,055.00	9030	0.34929569	111,095.24
11/1/2047	32,035.00	9210	0.34204831	10,957.52
5/1/2048	327,035.00	9390	0.33495130	109,540.80
11/1/2048	25,692.50	9570	0.32800154	8,427.18
5/1/2049	330,692.50	9750	0.32119598	106,217.10
11/1/2049	19,135.00	9930	0.31453162	6,018.56
5/1/2050	339,135.00	10110	0.30800554	104,455.46
11/1/2050	12,255.00	10290	0.30161487	3,696.29
5/1/2051	347,255.00	10470	0.29535679	102,564.12
11/1/2051	5,052.50	10650	0.28922857	1,461.33
5/1/2052	120,052.50	10830	0.28322749	34,002.17
11/1/2052	2,580.00	11010	0.27735092	715.57
5/1/2053	<u>122,580.00</u>	11190	0.27159629	<u>33,292.27</u>
Total	<u>\$10,478,021.67</u>			<u>\$5,826,034.70</u> (2)

Notes: (1) See Page B-2.

(2) \$5,826,034.70 = \$3,750,000.00 [Principal Amount of Series 2022-1] - \$29,102.60 [Original Issue Discount on Series 2022-1] + \$2,125,000.00 [Principal Amount of Series 2022-2] - \$19,862.70 [Original Issue Discount on Series 2022-2].

Cobblestone Community Development District
(Pasco County, Florida)

\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Arbitrage Credit As of Annual Computation Date

<u>Series 2022-1 (1)</u>	<u>Series 2022-2 (2)</u>	<u>Total</u>
<u>(\$5,177.35)</u>	<u>(\$10,560.91)</u>	<u>(\$15,738.26)</u>

Notes:

(1) See Page C-2 (A).

(2) See Page C-2 (B).

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

January 21, 2026

Cobblestone Community Development District
c/o Mr. Bryan Radcliff, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2
Annual Arbitrage Report for the period April 1, 2024 to April 1, 2025

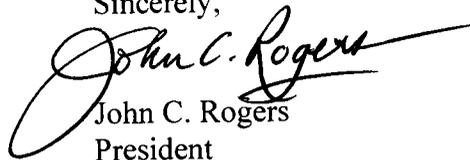
Dear Cobblestone Community Development District:

Please find attached the Annual Arbitrage Report for Cobblestone Community Development District (Pasco County, Florida), \$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 and \$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 (the "Series 2022") for the period April 1, 2024 to April 1, 2025.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2022 during the annual period April 1, 2024 to April 1, 2025, and there is **no need to file** with the U.S. Treasury Department.

Please note that the next annual arbitrage calculation for Series 2022 is due April 1, 2026.

Sincerely,


John C. Rogers
President

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

January 21, 2026

Cobblestone Community Development District
c/o Mr. Bryan Radcliff, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2
Annual Arbitrage Report for the period April 1, 2024 to April 1, 2025

Dear Cobblestone Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$3,750,000 Cobblestone Community Development District (Pasco County, Florida), Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 ("Series 2022-1") and \$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 ("Series 2022-2") (Series 2022-1 and Series 2022-2, collectively, "Series 2022") for the period April 1, 2024 to April 1, 2025 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2022 for the period April 1, 2024 to April 1, 2025

Source: US Bank, Orlando, Florida

Closing Documents for the Bonds, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Inframark, Tampa, Florida

Annual Arbitrage Report for Series 2022 for the period April 1, 2023 to April 1, 2024, dated January 21, 2026, prepared by Arbitrage Rebate Counselors, LLC, Ardmore, Pennsylvania (the "Prior Arbitrage Report")

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

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

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

Notes and Assumptions

- a) The issue date of Series 2022 is April 1, 2022.
- b) The end of the first Bond Year for Series 2022 is April 1, 2023.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) According to the Code, Series 2022-1 and Series 2022-2 constitute a single “issue” under section 148(f) of the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of April 1, 2025 (the “Annual Computation Date”).
- i) According to the Official Statement, Series 2022-1 was issued to (i) finance a portion of the cost of Phase 1 Project, (ii) pay certain costs associated with the issuance of Series 2022-1, and (iii) make a deposit into the Series 2022-1 Debt Service Reserve Account.
- j) According to the Official Statement, Series 2022-2 was issued to (i) finance a portion of the cost of Phase 1 Project, (ii) pay certain costs associated with the issuance of Series 2022-2, (iii) make a deposit into Series 2022-1 Debt Service Reserve Account, and (iv) pay a portion of interest to become due on Series 2022-2.

Source Information

Series 2022

Closing Date

I.R.S. Form 8038-G

Source Information (continued)

Sources and Uses of Funds
Upon Issuance of Series 2022

Official Statement

Series 2022 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Fund Statements

Investment Dates and Purchase Prices

Trust Fund Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Cobblestone Community Development District earned \$16,305.08 less on its investments of Series 2022 proceeds as of the Annual Computation Date than had such proceeds been invested at the Series 2022 Yield, and therefore **did not incur an arbitrage liability on Series 2022**, as calculated on Page C-1.

ARBITRAGE REBATE COUNSELORS, LLC
ARBITRAGE REBATE COUNSELORS, LLC

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2
Annual Arbitrage Report for the period April 1, 2022 to April 1, 2023

Annual Arbitrage Report
For the Period April 1, 2024 to April 1, 2025

January 21, 2026

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Sources and Uses of Funds Upon Issuance of Series 2022

	<u>Series 2022-1</u>	<u>Series 2022-2</u>	<u>Total</u>
<u>Sources of Funds</u>			
Par Amount of Series 2022	\$3,750,000.00	\$2,125,000.00	\$5,875,000.00
Less: Original Issue Discount	<u>(29,102.60)</u>	<u>(19,862.70)</u>	<u>(48,965.30)</u>
Total	<u>\$3,720,897.40</u>	<u>\$2,105,137.30</u>	<u>\$5,826,034.70</u>
<u>Uses of Funds</u>			
Deposit to Series 2022-1 Acquisition and Constuction Account	\$3,394,095.34	\$0.00	\$3,394,095.34
Deposit to Series 2022-2 Acquisition and Constuction Account	0.00	1,780,848.95	1,780,848.95
Deposit to Series 2022-1 Reserve Account	113,342.50	0.00	113,342.50
Deposit to Series 2022-2 Reserve Account	0.00	63,788.75	63,788.75
Deposit to Series 2022-2 Capitalized Interest Account	0.00	139,539.17	139,539.17
Deposit to Series 2022-1 Costs of Issuance Account	138,459.56	0.00	138,459.56
Deposit to Series 2022-2 Costs of Issuance Account	0.00	78,460.43	78,460.43
Underwriter's Discount	<u>75,000.00</u>	<u>42,500.00</u>	<u>117,500.00</u>
Total	<u>\$3,720,897.40</u>	<u>\$2,105,137.30</u>	<u>\$5,826,034.70</u>

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Series 2022 - Debt Service Payable

Dated Date: 4/1/2022
First Interest
Payment Date: 11/1/2022

Date	Series 2022-1		Series 2022-1		Total Interest	Semiannual Debt Service	Total Annual Debt Service
	Principal Amount	Interest Rate	Principal Amount	Interest Rate			
11/1/2022					\$141,411.67	\$141,411.67	\$141,411.67
5/1/2023	\$70,000.00	3.40%			121,210.00	191,210.00	
11/1/2023					120,020.00	120,020.00	311,230.00
5/1/2024	75,000.00	3.40%	\$40,000.00	3.40%	120,020.00	235,020.00	
11/1/2024					118,065.00	118,065.00	353,085.00
5/1/2025	75,000.00	3.40%	40,000.00	3.40%	118,065.00	233,065.00	
11/1/2025					116,110.00	116,110.00	349,175.00
5/1/2026	80,000.00	3.40%	40,000.00	3.40%	116,110.00	236,110.00	
11/1/2026					114,070.00	114,070.00	350,180.00
5/1/2027	80,000.00	3.40%	40,000.00	3.40%	114,070.00	234,070.00	
11/1/2027					112,030.00	112,030.00	346,100.00
5/1/2028	85,000.00	3.80%	45,000.00	3.80%	112,030.00	242,030.00	
11/1/2028					109,560.00	109,560.00	351,590.00
5/1/2029	90,000.00	3.80%	45,000.00	3.80%	109,560.00	244,560.00	
11/1/2029					106,995.00	106,995.00	351,555.00
5/1/2030	90,000.00	3.80%	45,000.00	3.80%	106,995.00	241,995.00	
11/1/2030					104,430.00	104,430.00	346,425.00
5/1/2031	95,000.00	3.80%	50,000.00	3.80%	104,430.00	249,430.00	
11/1/2031					101,675.00	101,675.00	351,105.00
5/1/2032	100,000.00	3.80%	50,000.00	3.80%	101,675.00	251,675.00	
11/1/2032					98,825.00	98,825.00	350,500.00
5/1/2033	105,000.00	4.20%	50,000.00	4.20%	98,825.00	253,825.00	
11/1/2033					95,570.00	95,570.00	349,395.00
5/1/2034	105,000.00	4.20%	55,000.00	4.20%	95,570.00	255,570.00	
11/1/2034					92,210.00	92,210.00	347,780.00
5/1/2035	110,000.00	4.20%	55,000.00	4.20%	92,210.00	257,210.00	
11/1/2035					88,745.00	88,745.00	345,955.00
5/1/2036	115,000.00	4.20%	60,000.00	4.20%	88,745.00	263,745.00	
11/1/2036					85,070.00	85,070.00	348,815.00
5/1/2037	120,000.00	4.20%	60,000.00	4.20%	85,070.00	265,070.00	
11/1/2037					81,290.00	81,290.00	346,360.00
5/1/2038	125,000.00	4.20%	65,000.00	4.20%	81,290.00	271,290.00	
11/1/2038					77,300.00	77,300.00	348,590.00
5/1/2039	130,000.00	4.20%	65,000.00	4.20%	77,300.00	272,300.00	
11/1/2039					73,205.00	73,205.00	345,505.00
5/1/2040	135,000.00	4.20%	70,000.00	4.20%	73,205.00	278,205.00	
11/1/2040					68,900.00	68,900.00	347,105.00
5/1/2041	145,000.00	4.20%	75,000.00	4.20%	68,900.00	288,900.00	
11/1/2041					64,280.00	64,280.00	353,180.00
5/1/2042	150,000.00	4.20%	75,000.00	4.20%	64,280.00	289,280.00	
11/1/2042					59,555.00	59,555.00	348,835.00
5/1/2043	155,000.00	4.30%	80,000.00	4.30%	59,555.00	294,555.00	
11/1/2043					54,502.50	54,502.50	349,057.50
5/1/2044	160,000.00	4.30%	85,000.00	4.30%	54,502.50	299,502.50	
11/1/2044					49,235.00	49,235.00	348,737.50
5/1/2045	170,000.00	4.30%	85,000.00	4.30%	49,235.00	304,235.00	
11/1/2045					43,752.50	43,752.50	347,987.50
5/1/2046	175,000.00	4.30%	90,000.00	4.30%	43,752.50	308,752.50	
11/1/2046					38,055.00	38,055.00	346,807.50
5/1/2047	185,000.00	4.30%	95,000.00	4.30%	38,055.00	318,055.00	
11/1/2047					32,035.00	32,035.00	350,090.00
5/1/2048	195,000.00	4.30%	100,000.00	4.30%	32,035.00	327,035.00	
11/1/2048					25,692.50	25,692.50	352,727.50
5/1/2049	200,000.00	4.30%	105,000.00	4.30%	25,692.50	330,692.50	
11/1/2049					19,135.00	19,135.00	349,827.50
5/1/2050	210,000.00	4.30%	110,000.00	4.30%	19,135.00	339,135.00	
11/1/2050					12,255.00	12,255.00	351,390.00
5/1/2051	220,000.00	4.30%	115,000.00	4.30%	12,255.00	347,255.00	
11/1/2051					5,052.50	5,052.50	352,307.50
5/1/2052	0.00		115,000.00	4.30%	5,052.50	120,052.50	
11/1/2052					2,580.00	2,580.00	122,632.50
5/1/2053	0.00		120,000.00	4.30%	2,580.00	122,580.00	122,580.00
	<u>\$3,750,000.00</u>		<u>\$2,125,000.00</u>		<u>\$4,603,021.67</u>	<u>\$10,478,021.67</u>	<u>\$10,478,021.67</u>

Note: (1) Source: Official Statement for the 2022 Series, dated March 11, 2022.

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Proof of Yield - Series 2022

P.V. Date: 4/1/2022
Series 2022
Bond Yield: 4.23763765%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2022	\$141,411.67	210	0.97583544	\$137,994.52
5/1/2023	191,210.00	390	0.95558826	182,718.03
11/1/2023	120,020.00	570	0.93576117	112,310.06
5/1/2024	235,020.00	750	0.91634547	215,359.51
11/1/2024	118,065.00	930	0.89733262	105,943.58
5/1/2025	233,065.00	1110	0.87871426	204,797.54
11/1/2025	116,110.00	1290	0.86048220	99,910.59
5/1/2026	236,110.00	1470	0.84262843	198,953.00
11/1/2026	114,070.00	1650	0.82514510	94,124.30
5/1/2027	234,070.00	1830	0.80802452	189,134.30
11/1/2027	112,030.00	2010	0.79125917	88,644.77
5/1/2028	242,030.00	2190	0.77484168	187,534.93
11/1/2028	109,560.00	2370	0.75876483	83,130.27
5/1/2029	244,560.00	2550	0.74302155	181,713.35
11/1/2029	106,995.00	2730	0.72760492	77,850.09
5/1/2030	241,995.00	2910	0.71250816	172,423.41
11/1/2030	104,430.00	3090	0.69772464	72,863.38
5/1/2031	249,430.00	3270	0.68324786	170,422.51
11/1/2031	101,675.00	3450	0.66907145	68,027.84
5/1/2032	251,675.00	3630	0.65518917	164,894.74
11/1/2032	98,825.00	3810	0.64159494	63,405.62
5/1/2033	253,825.00	3990	0.62828277	159,473.87
11/1/2033	95,570.00	4170	0.61524680	58,799.14
5/1/2034	255,570.00	4350	0.60248131	153,976.15
11/1/2034	92,210.00	4530	0.58998069	54,402.12
5/1/2035	257,210.00	4710	0.57773944	148,600.36
11/1/2035	88,745.00	4890	0.56575218	50,207.68
5/1/2036	263,745.00	5070	0.55401363	146,118.33
11/1/2036	85,070.00	5250	0.54251864	46,152.06
5/1/2037	265,070.00	5430	0.53126216	140,821.66
11/1/2037	81,290.00	5610	0.52023923	42,290.25
5/1/2038	271,290.00	5790	0.50944502	138,207.34
11/1/2038	77,300.00	5970	0.49887477	38,563.02
5/1/2039	272,300.00	6150	0.48852383	133,025.04
11/1/2039	73,205.00	6330	0.47838766	35,020.37
5/1/2040	278,205.00	6510	0.46846181	130,328.42
11/1/2040	68,900.00	6690	0.45874190	31,607.32
5/1/2041	288,900.00	6870	0.44922366	129,780.72
11/1/2041	64,280.00	7050	0.43990291	28,276.96
5/1/2042	289,280.00	7230	0.43077556	124,614.75
11/1/2042	59,555.00	7410	0.42183759	25,122.54
5/1/2043	294,555.00	7590	0.41308506	121,676.27
11/1/2043	54,502.50	7770	0.40451414	22,047.03
5/1/2044	299,502.50	7950	0.39612105	118,639.25
11/1/2044	49,235.00	8130	0.38790211	19,098.36
5/1/2045	304,235.00	8310	0.37985370	115,564.79
11/1/2045	43,752.50	8490	0.37197228	16,274.72
5/1/2046	308,752.50	8670	0.36425439	112,464.45
11/1/2046	38,055.00	8850	0.35669663	13,574.09
5/1/2047	318,055.00	9030	0.34929569	111,095.24
11/1/2047	32,035.00	9210	0.34204831	10,957.52
5/1/2048	327,035.00	9390	0.33495130	109,540.80
11/1/2048	25,692.50	9570	0.32800154	8,427.18
5/1/2049	330,692.50	9750	0.32119598	106,217.10
11/1/2049	19,135.00	9930	0.31453162	6,018.56
5/1/2050	339,135.00	10110	0.30800554	104,455.46
11/1/2050	12,255.00	10290	0.30161487	3,696.29
5/1/2051	347,255.00	10470	0.29535679	102,564.12
11/1/2051	5,052.50	10650	0.28922857	1,461.33
5/1/2052	120,052.50	10830	0.28322749	34,002.17
11/1/2052	2,580.00	11010	0.27735092	715.57
5/1/2053	122,580.00	11190	0.27159629	33,292.27
Total	<u>\$10,478,021.67</u>			<u>\$5,826,034.70 (2)</u>

Notes: (1) See Page B-2.

(2) \$5,826,034.70 = \$3,750,000.00 [Principal Amount of Series 2022-1] - \$29,102.60 [Original [Original Issue Discount on Series 2022-1] + \$2,125,000.00 [Principal Amount of Series 2022-2] - \$19,862.70 [Original Issue Discount on Series 2022-2].

Cobblestone Community Development District
(Pasco County, Florida)

\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Arbitrage Credit As of Annual Computation Date

<u>Series 2022-1 (1)</u>	<u>Series 2022-2 (2)</u>	<u>Total</u>
<u>(\$4,698.94)</u>	<u>(\$11,606.14)</u>	<u>(\$16,305.08)</u>

Notes:

- (1) See Page C-2 (A).
- (2) See Page C-2 (B).

Cobblestone Community Development District
(Pasco County, Florida)

\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Arbitrage Credit - Annual Computation Period - Series 2022-1

Annual Computation Date: 4/1/2025
Series 2022 Bond Yield (1): 4.23763765%

Investment Yield: 4.8559500%

Date (2)	Transaction Description (2)	Acquisition and Construction Account		Bond Reserve Fund		Balance (2)	Total	Muni Days To Computation Date	@ Series 2022 Bond Yield	Future Value	@ Investment Yield Future Value
		Invested (-) / Disbursed (+) (2)	Interest (2)	Invested (-) / Disbursed (+) (2)	Interest (2)						
4/1/2024	Prior Arbitrage Credit (3)	0.00	0.00	0.00	0.00	0.00	(\$5,177.35)	360	1.04282532	(\$5,399.07)	\$0.00
4/1/2024	Beginning Balance	0.00	0.00	(\$113,846.71)	0.00	\$113,846.71	(\$113,846.71)	360	1.04282532	(\$118,722.23)	(\$119,441.75)
4/2/2024	Int. Earn. (+) / Reinvst (-)	0.00	0.00	504.21	0.00	504.21	504.21	359	1.04270385	525.74	528.92
5/1/2024	Trf Out - Revenue Fd	0.00	0.00	(487.82)	487.82	0.00	0.00	330	1.03918755	0.00	0.00
5/2/2024	Int. Earn. (+) / Reinvst (-)	0.00	0.00	487.82	0.00	487.82	487.82	329	1.03906651	506.88	509.68
6/3/2024	Trf Out - Revenue Fd	0.00	0.00	(504.07)	504.07	0.00	0.00	298	1.03532125	0.00	0.00
6/4/2024	Int. Earn. (+) / Reinvst (-)	0.00	0.00	504.07	0.00	504.07	504.07	297	1.03520066	521.81	524.42
7/1/2024	Trf Out - Revenue Fd	0.00	0.00	(487.82)	487.82	0.00	0.00	270	1.03195004	0.00	0.00
7/2/2024	Int. Earn. (+) / Reinvst (-)	0.00	0.00	487.82	0.00	487.82	487.82	269	1.03182985	503.35	505.62
8/1/2024	Int. Earn. (+) / Reinvst (-)	0.00	0.00	503.77	0.00	503.77	503.77	240	1.02835022	0.00	0.00
8/2/2024	Trf Out - Revenue Fd	0.00	0.00	(503.77)	503.77	0.00	0.00	239	1.02823044	517.99	520.07
9/3/2024	Int. Earn. (+) / Reinvst (-)	0.00	0.00	503.69	0.00	503.69	503.69	208	1.02452424	0.00	0.00
9/3/2024	Trf Out - Revenue Fd	0.00	0.00	(503.69)	503.69	0.00	0.00	207	1.02440491	515.98	517.78
9/4/2024	Int. Earn. (+) / Reinvst (-)	0.00	0.00	503.69	0.00	503.69	503.69	180	1.02118819	0.00	0.00
10/1/2024	Trf Out - Revenue Fd	0.00	0.00	(468.86)	468.86	0.00	0.00	179	1.02106924	478.74	480.18
10/2/2024	Int. Earn. (+) / Reinvst (-)	0.00	0.00	468.86	0.00	468.86	468.86	150	1.01762590	0.00	0.00
11/1/2024	Trf Out - Revenue Fd	0.00	0.00	(455.68)	455.68	0.00	0.00	147	1.01727036	463.55	464.69
11/1/2024	Int. Earn. (+) / Reinvst (-)	0.00	0.00	455.68	0.00	455.68	455.68	119	1.01395793	0.00	0.00
11/4/2024	Trf Out - Revenue Fd	0.00	0.00	(423.29)	423.29	0.00	0.00	118	1.01383982	429.15	430.00
12/2/2024	Int. Earn. (+) / Reinvst (-)	0.00	0.00	423.29	0.00	423.29	423.29	88	1.01030317	0.00	0.00
12/3/2024	Trf Out - Revenue Fd	0.00	0.00	(421.61)	421.61	0.00	0.00	88	1.01030317	425.95	426.58
1/3/2025	Int. Earn. (+) / Reinvst (-)	0.00	0.00	421.61	0.00	421.61	421.61	58	1.00677885	0.00	0.00
2/3/2025	Trf Out - Revenue Fd	0.00	0.00	(408.78)	408.78	0.00	0.00	58	1.00677885	411.55	411.95
3/3/2025	Int. Earn. (+) / Reinvst (-)	0.00	0.00	408.78	0.00	408.78	408.78	28	1.00326683	0.00	0.00
3/4/2025	Trf Out - Revenue Fd	0.00	0.00	(369.23)	369.23	0.00	0.00	27	1.00314998	370.39	370.56
4/1/2025	Int. Earn. (+) / Reinvst (-)	0.00	0.00	369.23	0.00	369.23	369.23	0	1.00000000	0.00	0.00
4/1/2025	Trf Out - Revenue Fd	0.00	0.00	(408.78)	408.78	0.00	0.00	0	1.00000000	113,751.28	113,751.28
4/1/2025	Trf Out - Revenue Fd	0.00	0.00	113,751.28	0.00	113,751.28	113,751.28	0	1.00000000	0.00	0.00
	Total	0.00	0.00	0.00	0.00	0.00	0.00		Arbitrage Credit	\$700.14	\$0.00
									Cumulative Arbitrage Credit	(\$4,698.94)	

Notes:
(1) See Page B-3.
(2) Source: Trust Fund Statements of US Bank.
(3) See Page C-2 (A) of Prior Arbitrage Report.

Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Arbitrage Credit - Annual Computation Period - Series 2022-2

Annual Computation Date: Series 2022 Bond Yield (1):	4/1/2025 4.23763765%	Transaction Description(2)	Acquisition and Construction Account		Bond Reserve Fund		Balance (2)	Invested (+) / Disbursed (-)(2)	Interest (2)	Balance (2)	Total	Muni Days To Compu- tation Date	@ Series 2022 Bond Yield		Investment Yield: Future Value	@ Investment Yield Future Value
			Invested (+) / Disbursed (-)(2)	Interest (2)	Invested (+) / Disbursed (-)(2)	Interest (2)							Yield	Value		
4/1/2024		Prior Arbitrage Credit (3)									(\$10,560.91)	360	1.04282532	(\$11,013.19)	\$0.00	
4/1/2024		Beginning Balance	\$0.00	\$0.00	\$0.00	\$63,788.75		\$0.00	\$63,788.75		\$63,788.75	360	1.04282532	(\$66,520.52)	(\$65,919.69)	0.00
4/3/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,789.02	(0.27)	0.27	63,788.75		0.00	358	1.04282532	0.00	0.00	0.00
4/4/2024		Trf Out - Revenue Fd	0.00	0.00	0.00	63,788.75	0.27	0.00	63,789.02		0.27	357	1.04246097	0.00	0.28	0.28
5/1/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,789.02	(0.27)	0.27	63,789.02		0.00	330	1.03918755	0.00	0.00	0.00
5/2/2024		Trf Out - Revenue Fd	0.00	0.00	0.00	63,788.75	0.27	0.00	63,789.02		0.27	329	1.03906651	0.00	0.28	0.28
5/2/2024		Trf Out - Revenue Fd	0.00	0.00	0.00	63,789.02	(0.27)	0.27	63,789.02		0.00	300	1.03556247	0.00	0.00	0.00
6/1/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,788.75	0.27	0.00	63,789.02		0.27	299	1.03544186	0.00	0.28	0.28
6/2/2024		Trf Out - Revenue Fd	0.00	0.00	0.00	63,788.81	(0.06)	0.06	63,788.75		0.00	274	1.03243097	0.00	0.00	0.00
6/27/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,934.91	(146.10)	146.10	63,788.81		0.00	268	1.03170966	0.00	0.00	0.00
7/3/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,788.81	146.10	0.00	63,934.91		146.10	266	1.03146934	0.00	0.00	149.69
7/5/2024		Trf Out - Revenue Fd	0.00	0.00	0.00	63,888.16	(99.35)	99.35	63,888.16		0.00	240	1.02835022	0.00	0.00	0.00
8/1/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	64,020.98	(132.82)	132.82	64,020.98		0.00	240	1.02835022	0.00	0.00	0.00
8/1/2024		Trf Out - Revenue Fd	0.00	0.00	0.00	63,788.81	232.17	0.00	63,788.81		232.17	239	1.02823044	0.00	238.72	237.29
8/2/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	64,078.66	(289.85)	289.85	64,078.66		0.00	210	1.02476295	0.00	0.00	0.00
9/1/2024		Trf Out - Revenue Fd	0.00	0.00	0.00	63,788.81	289.85	0.00	63,788.81		289.85	206	1.02428559	0.00	296.89	295.35
9/5/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,788.75	0.06	0.00	63,788.81		0.06	203	1.02392772	0.06	0.06	0.06
9/8/2024		Trf Out - Revenue Fd	0.00	0.00	0.00	64,052.62	(263.87)	263.87	64,052.62		0.00	180	1.02118819	0.00	0.00	0.00
10/1/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,788.75	263.87	0.00	63,788.75		263.87	179	1.02106924	0.00	268.22	268.22
10/2/2024		Trf Out - Revenue Fd	0.00	0.00	0.00	64,045.20	(256.45)	256.45	64,045.20		0.00	150	1.01763590	0.00	0.00	0.00
11/1/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,788.75	256.45	0.00	63,788.75		256.45	147	1.01727036	0.00	260.88	259.91
11/4/2024		Trf Out - Revenue Fd	0.00	0.00	0.00	64,026.98	(238.23)	238.23	64,026.98		0.00	119	1.01395793	0.00	0.00	0.00
12/2/2024		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,788.75	238.23	0.00	63,788.75		238.23	118	1.01383982	0.00	241.53	240.81
12/3/2024		Trf Out - Revenue Fd	0.00	0.00	0.00	64,026.03	(237.28)	237.28	64,026.03		0.00	89	1.01042086	0.00	0.00	0.00
1/2/2025		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,788.75	237.28	0.00	63,788.75		237.28	88	1.01030317	0.00	239.72	239.19
1/3/2025		Trf Out - Revenue Fd	0.00	0.00	0.00	64,018.81	(230.06)	230.06	64,018.81		0.00	58	1.00677885	0.00	0.00	0.00
2/3/2025		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,788.75	230.06	0.00	63,788.75		230.06	57	1.00666159	0.00	231.59	231.26
2/4/2025		Trf Out - Revenue Fd	0.00	0.00	0.00	63,996.55	(207.80)	207.80	63,996.55		0.00	28	1.00326683	0.00	0.00	0.00
3/3/2025		Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	63,788.75	207.80	0.00	63,788.75		207.80	27	1.00314998	0.00	208.45	208.31
3/4/2025		Trf Out - Revenue Fd	0.00	0.00	0.00	63,788.75	0.00	0.00	63,788.75		0.00	0	1.00000000	63,788.75	63,788.75	
4/1/2025		Balance	\$0.00	\$0.00	\$0.00	\$2,102.68	\$0.00	\$2,102.68	\$2,102.68		\$2,102.68			\$592.95	\$0.00	
		Total	\$0.00	\$0.00	\$0.00	\$2,102.68	\$0.00	\$2,102.68	\$2,102.68		\$2,102.68			\$592.95	\$0.00	
		Arbitrage Credit														
		Cumulative Arbitrage Credit														

Notes:
(1) See Page B-3.
(2) Source: Trust Fund Statements of US Bank.
(3) See Page C-2 (B) of Prior Arbitrage Report.

**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, January 28, 2026 at 10:00 a.m. at the Hampton Inn & Suites by
3 Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544.

4
5 Present and constituting a quorum were:

6		
7	Tatiana Pagan	Chairperson
8	Aaron Spinks	Vice Chairperson (<i>via phone</i>)
9	Lee Thompson	Assistant Secretary
10	John Blakley	Assistant Secretary
11	Jared Rossi	Assistant Secretary

12
13 Also present were:

14		
15	Bryan Radcliff	District Manager
16	Jere Earlywine	District Counsel (<i>via phone</i>)
17	Tyson Waag	District Engineer
18	Paul Young	Field Services
19	Jason Combee	<i>Steadfast</i> Landscaping
20	Jeremy Griffin	<i>CLS</i>

21
22 *This is not a certified or verbatim transcript but rather represents the context and*
23 *summary of the meeting. The full meeting is available in audio format upon request. Contact the*
24 *District Office for any related costs for an audio copy.*

25
26 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

28
29 **SECOND ORDER OF BUSINESS**

Audience Comments

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

31
32 **THIRD ORDER OF BUSINESS**

Accountant Summary

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

34
35 **FOURTH ORDER OF BUSINESS**

Business Items

36 **A. Consideration of Revised Pressure Washing Scope of Service**

37 **1. Inframark Pressure Washing Proposal**

38
39 On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in
40 favor, Revised Pressure Washing Scope of Service, for bi-annual pressure
41 washing at a cost of five-thousand five-hundred ninety-seven dollars and
42 fifty-six cents (\$5597.56) per visit, was approved. 5-0

44 **B. Consideration of CLS Storm Drain Cleanout Proposal**

45 The Board reviewed the *CLS* proposal for Storm Drain Cleanout. Mr. Spinks informed the
46 Board that this drain wasn't meant to be used and that it needs to be capped and buried.

47

48 On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, to
49 have *CLS* cap and bury the drain with a not-to-exceed amount of two-
50 thousand dollars (\$2,000), was approved. 5-0

51

52 **C. Consideration of KB Homes Legal Matter**

53 **1. Second Letter to KB Home**

54 **2. Pond 3 Water Reduction Photos**

55 The Board reviewed the draft letter and accompanying documents to be sent to *KB*
56 *Homes* in relation to the dewatering that occurred to pond 3, approved the letter and accompanying
57 documents and instructed Mr. Radcliff to organize a call with *KB Homes* and District Staff to alert
58 them, before sending.

59

60 On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor,
61 to send letter and documentation regarding *KB Homes* Legal Matter, was
62 approved. 5-0

63

64 **D. Discussion of Updates on Pond Erosion/Dewatering**

65 **1. Stantec Pond Erosion/Dewatering Summary**

66 The Board reviewed the current status of the pond erosion.

67

68 **E. Discussion of Depression Repair**

69 Mr. Griffin updated the Board on the repairs that are currently ongoing.

70

71 **F. Consideration of Steadfast Proposal for Pool Equipment Rock Touch Up**

72

73 On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor,
74 the *Steadfast* Proposal for Pool Equipment Rock Touch Up, was approved.
75 5-0

76

77 **G. Consideration of Steadfast Proposal for Mailbox Tree Replacement**

78 The Board agreed to **TABLE** the proposal for mailbox tree replacement to the spring.

79

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

81 The Board approved a motion to open a new operating account with *Valley Bank*, move
82 all general funds to the new account and close the existing *Truist* account.

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On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the Transferring of General Funds from *Truist* to *Valley Bank*, and close the existing *Truist* account, was approved. 5-0

- FIFTH ORDER OF BUSINESS** **Consent Agenda**
- A. Approval of Meeting Minutes-December 18, 2025 Regular Meeting**
- B. Acceptance of Financials-November, December 2025**
- C. Acceptance of the Check Registers,-November, December 2025**
- D. Consideration of Operations and Maintenance Reports-November, December 2025**

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

- SIXTH ORDER OF BUSINESS** **Staff Reports**
- A. Field Inspections Report-January**
- The January Field Inspections Report was presented, a copy of which was included in the agenda package.

- B. District Counsel**
- C. District Engineer**
- There being none, the next item followed.
- D. District Manager**

Mr. Radcliff updated the Board on the recent water bill adjustment with WREC, a mainline repair that was recently approved, and the arrival of new maintenance maps from *Stantec*.

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

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

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

On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor, the meeting was adjourned at 10:40 a.m. 5-0

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

*Cobblestone
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(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			
ASSETS												
Cash - Operating Account	\$ 194,397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,397
Due From Other Funds	119	-	-	-	2	410	-	113	-	-	-	644
Investments:												
Acquisition & Construction Account	-	404	-	-	-	845	956	1,368	5,377	-	-	8,950
Reserve Fund	-	113,343	63,789	91,024	137,013	-	-	-	-	-	-	405,169
Revenue Fund	-	233,405	149,198	202,087	1,200	-	-	-	-	-	-	585,890
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	\$ 257,711	\$ 347,152	\$ 212,987	\$ 293,111	\$ 138,215	\$ 1,255	\$ 956	\$ 1,481	\$ 5,377	\$ 5,173,784	\$ 12,186,860	\$ 18,618,889
LIABILITIES												
Accounts Payable	\$ 14,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,351
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	-	2	-	-	644
TOTAL LIABILITIES	14,351	388	83	168	-	-	3	-	2	-	12,137,895	12,152,890
FUND BALANCES												
Restricted for:												
Debt Service	-	346,764	212,904	292,943	138,215	-	-	-	-	-	-	990,826
Capital Projects	-	-	-	-	-	1,255	953	1,481	5,375	-	-	9,064
Unassigned:	243,360	-	-	-	-	-	-	-	-	5,173,784	48,965	5,466,109
TOTAL FUND BALANCES	243,360	346,764	212,904	292,943	138,215	1,255	953	1,481	5,375	5,173,784	48,965	6,465,999
TOTAL LIABILITIES & FUND BALANCES	\$ 257,711	\$ 347,152	\$ 212,987	\$ 293,111	\$ 138,215	\$ 1,255	\$ 956	\$ 1,481	\$ 5,377	\$ 5,173,784	\$ 12,186,860	\$ 18,618,889

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 1,151	\$ 1,151	0.00%
Interest - Tax Collector	-	591	591	0.00%
Special Assmnts- Tax Collector	263,946	262,062	(1,884)	99.29%
Special Assmnts- CDD Collected	-	47,810	47,810	0.00%
Developer Contribution	298,721	-	(298,721)	0.00%
TOTAL REVENUES	562,667	311,614	(251,053)	55.38%

EXPENDITURES

Administration

Supervisor Fees	7,200	1,600	5,600	22.22%
ProfServ-Dissemination Agent	5,000	2,500	2,500	50.00%
ProfServ-Info Technology	500	250	250	50.00%
ProfServ-Recording Secretary	2,400	1,875	525	78.13%
Field Services	12,000	5,000	7,000	41.67%
District Counsel	40,000	23,561	16,439	58.90%
District Engineer	10,000	8,119	1,881	81.19%
Administrative Services	4,500	1,875	2,625	41.67%
District Manager	25,000	10,833	14,167	43.33%
Accounting Services	9,000	6,750	2,250	75.00%
Website Compliance	1,800	4,325	(2,525)	240.28%
Postage, Phone, Faxes, Copies	500	244	256	48.80%
Rentals - General	1,100	612	488	55.64%
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	577	2,923	16.49%
Miscellaneous Services	250	-	250	0.00%
Misc-Non Ad Valorem Taxes	-	124	(124)	0.00%
Bank Fees	200	945	(745)	472.50%
Financial & Revenue Collections	5,000	2,083	2,917	41.66%
Website Administration	1,200	1,000	200	83.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	146,378	88,141	58,237	60.21%

Electric Utility Services

Electric Utility Services	18,000	4,432	13,568	24.62%
Electricity - Streetlights	75,000	27,190	47,810	36.25%
Total Electric Utility Services	93,000	31,622	61,378	34.00%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	14,807	(10,307)	329.04%
Total Water Utility Services	4,500	14,807	(10,307)	329.04%
<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	4,207	4,193	50.08%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	14,400	9,095	5,305	63.16%
Security Monitoring Services	6,300	-	6,300	0.00%
Telephone/Fax/Internet Services	1,200	725	475	60.42%
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	60,484	44,516	57.60%
Recreation / Park Facility Maintenance	7,500	335	7,165	4.47%
Plant Replacement Program	10,000	10,275	(275)	102.75%
Irrigation Maintenance	12,000	971	11,029	8.09%
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	2,904	1,096	72.60%
Dog Waste Station Service & Supplies	3,900	-	3,900	0.00%
Pool Permits	500	-	500	0.00%
Total Amenities	221,550	106,326	115,224	47.99%
<u>Reserves</u>				
Misc-Contingency	90,739	17,355	73,384	19.13%
Total Reserves	90,739	17,355	73,384	19.13%
TOTAL EXPENDITURES & RESERVES	567,167	258,251	308,916	45.53%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
Excess (deficiency) of revenues				
Over (under) expenditures	(4,500)	53,363	57,863	-1185.84%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(4,500)	-	4,500	0.00%
TOTAL FINANCING SOURCES (USES)	(4,500)	-	4,500	0.00%
Net change in fund balance	<u>\$ (4,500)</u>	<u>\$ 53,363</u>	<u>\$ 66,863</u>	<u>-1185.84%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		189,997		
FUND BALANCE, ENDING		<u>\$ 243,360</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 2,318	\$ 2,318	0.00%
Special Assmnts- Tax Collector	225,450	196,651	(28,799)	87.23%
Special Assmnts- CDD Collected	-	6,672	6,672	0.00%
TOTAL REVENUES	225,450	205,641	(19,809)	91.21%
<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	-	132,236	132,236	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		214,528		
FUND BALANCE, ENDING		\$ 346,764		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 1,484	\$ 1,484	0.00%
Special Assmnts- Tax Collector	124,730	132,052	7,322	105.87%
Special Assmnts- CDD Collected	-	4,480	4,480	0.00%
TOTAL REVENUES	124,730	138,016	13,286	110.65%
<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	-	95,311	95,311	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		117,593		
FUND BALANCE, ENDING		\$ 212,904		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 2,198	\$ 2,198	0.00%
Special Assmnts- Tax Collector	178,190	174,743	(3,447)	98.07%
Special Assmnts- CDD Collected	-	5,929	5,929	0.00%
TOTAL REVENUES	178,190	182,870	4,680	102.63%
<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	-	113,320	113,320	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		179,623		
FUND BALANCE, ENDING		\$ 292,943		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 961	\$ 961	0.00%
TOTAL REVENUES	-	961	961	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	961	961	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	241	241	0.00%
Bond Proceeds	-	137,013	137,013	0.00%
TOTAL FINANCING SOURCES (USES)	-	137,254	137,254	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 138,215</u>	<u>\$ 138,215</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		<u>\$ 138,215</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 353	\$ 353	0.00%
TOTAL REVENUES	-	353	353	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	353	353	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		902		
FUND BALANCE, ENDING		<u>\$ 1,255</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 12	\$ 12	0.00%
TOTAL REVENUES	-	12	12	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	12	12	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		941		
FUND BALANCE, ENDING		<u>\$ 953</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 17	\$ 17	0.00%
TOTAL REVENUES	-	17	17	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	17	17	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,464		
FUND BALANCE, ENDING		\$ 1,481		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 241	\$ 241	0.00%
TOTAL REVENUES	-	241	241	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	-	(3,728,372)	(3,728,372)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	3,733,988	3,733,988	0.00%
Operating Transfers-Out	-	(241)	(241)	0.00%
TOTAL FINANCING SOURCES (USES)	-	3,733,747	3,733,747	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

Thursday, February 12, 2026
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Cobblestone CDD

Bank Account No. 4096
Statement No. 01_26

Statement Date 01/31/2026

G/L Account No. 101001 Balance	194,396.91	Statement Balance	198,638.30
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	194,396.91	Subtotal	198,638.30
Negative Adjustments	0.00	Outstanding Checks	-4,241.39
Ending G/L Balance	194,396.91	Ending Balance	194,396.91

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
01/08/2026		JE000998	Special Assmnts-Tax Collector	Truist Bank	8,733.99	8,733.99	0.00
01/08/2026		JE000999	Special Assmnts-Tax Collector	Truist Bank	590.90	590.90	0.00
01/12/2026		JE001004	Special Assmnts-CDD Collected	Truist Bank	2,159.96	2,159.96	0.00
01/26/2026		JE001046	Special Assmnts-CDD Collected	Truist Bank	2,591.94	2,591.94	0.00
01/27/2026		JE001047	Special Assmnts-CDD Collected	Truist Bank	3,023.94	3,023.94	0.00
01/30/2026		JE001053	Interest - Investments	Interest Earned	282.70	282.70	0.00
Total Deposits					17,383.43	17,383.43	0.00
Checks							0.00
12/29/2025	Payment	1531	COOPER POOLS INC.	Check for Vendor V00047	-64.33	-64.33	0.00
12/29/2025	Payment	1532	STANTEC CONSULTING SERVICES, INC	Check for Vendor V00026	-7,501.75	-7,501.75	0.00
01/02/2026	Payment	1533	ELI PREMIER SERVICES LLC	Check for Vendor V00058	-700.00	-700.00	0.00
01/02/2026	Payment	1534	INFRAMARK LLC	Check for Vendor V00013	-171.25	-171.25	0.00
01/02/2026	Payment	1535	PASCO COUNTY UTILITIES	Check for Vendor V00020	-3,000.30	-3,000.30	0.00
01/02/2026	Payment	1536	REDWIRE,LLC	Check for Vendor V00033	-565.00	-565.00	0.00
01/06/2026	Payment	300020	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121125-1302	-671.00	-671.00	0.00
01/07/2026	Payment	1537	COOPER POOLS INC.	Check for Vendor V00047	-1,990.00	-1,990.00	0.00
01/07/2026	Payment	1538	INFRAMARK LLC	Check for Vendor V00013	-6,050.00	-6,050.00	0.00
01/07/2026	Payment	1539	STEADFAST MAINTENANCE CHARTER	Check for Vendor V00037	-130.50	-130.50	0.00
01/09/2026	Payment	1540	COMMUNICATION S	Check for Vendor V00048	-178.96	-178.96	0.00

Bank Account Statement

Thursday, February 12, 2026

Cobblestone CDD

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Bank Account No. 4096

Statement No. 01_26

Statement Date

01/31/2026

Date	Type	Check No.	Vendor	Description	Debit	Credit	Balance
01/09/2026	Payment	1541	GRAU AND ASSOCIATES	Check for Vendor V00025	-1,000.00	-1,000.00	0.00
01/09/2026	Payment	1542	STEADFAST MAINTENANCE	Check for Vendor V00037	-9,780.66	-9,780.66	0.00
01/12/2026	Payment	1543	COBBLESTONE CDD	Check for Vendor V00010	-5,800.98	-5,800.98	0.00
01/16/2026	Payment	1544	MORTENSEN ENGINEERING, INC.	Check for Vendor V00057	-6,005.00	-6,005.00	0.00
01/23/2026	Payment	300022	WITHLACOOCHEE RIVER ELECTRIC	Inv: 011426-6427-ACH	-51.35	-51.35	0.00
01/23/2026	Payment	300023	WITHLACOOCHEE RIVER ELECTRIC	Inv: 011426-6429-ACH	-1,376.65	-1,376.65	0.00
01/23/2026	Payment	300024	WITHLACOOCHEE RIVER ELECTRIC	Inv: 011426-9562-ACH	-788.52	-788.52	0.00
01/23/2026	Payment	300025	WITHLACOOCHEE RIVER ELECTRIC	Inv: 011426-1302-ACH	-660.49	-660.49	0.00
01/27/2026	Payment	1545	CENTRAL PEST CONTROL	Check for Vendor V00053	-67.00	-67.00	0.00
01/27/2026	Payment	1546	INFRAMARK LLC	Check for Vendor V00013	-146.77	-146.77	0.00
01/27/2026	Payment	1547	SCHOOLSTATUS PARENT INC	Check for Vendor V00060	-3,125.00	-3,125.00	0.00
01/21/2026		JE001054	Bank Fees	Bank Fees	-268.16	-268.16	0.00
Total Checks					-50,093.67	-50,093.67	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/27/2026	Payment	1548	TIMES PUBLISHING COMPANY	Check for Vendor V00006			-141.20
01/30/2026	Payment	1549	ARBITRAGE REBATE COUNSELORS LLC	Check for Vendor V00061			-1,200.00
01/30/2026	Payment	1550	ELI PREMIER SERVICES LLC	Check for Vendor V00058			-700.00
01/30/2026	Payment	1551	PASCO COUNTY UTILITIES	Check for Vendor V00020			-1,635.19
01/30/2026	Payment	1552	REDWIRE,LLC	Check for Vendor V00033			-565.00
Total Outstanding Checks							-4,241.39

Outstanding Deposits

Total Outstanding Deposits

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(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	1533	01/02/26	ELI PREMIER SERVICES LLC	INV0050	Dec 25 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57217	\$700.00
001	1534	01/02/26	INFRAMARK LLC	166663	Inframark Management Inv - Nov 25	Rentals - General	544001-51301	\$87.69
001	1534	01/02/26	INFRAMARK LLC	166663	Inframark Management Inv - Nov 25	Postage, Phone, Faxes, Copies	541024-51301	\$83.56
001	1535	01/02/26	PASCO COUNTY UTILITIES	121725-0930	11/05 - 12/05 - Water	Utility - Water	543018-53301	\$1,669.75
001	1535	01/02/26	PASCO COUNTY UTILITIES	23625698	11/05 - 12/05 - Water	Utility - Water	543018-53301	\$1,330.55
001	1536	01/02/26	REDWIRE,LLC	625899	Jan 26 - Access Control	Access Control Maintenance & Repair	546998-57217	\$565.00
001	1537	01/07/26	COOPER POOLS INC.	2026-1029	Jan 26 - Pool Maintenance	Contracts-Pools	534078-57217	\$1,990.00
001	1538	01/07/26	INFRAMARK LLC	167812	Inframark Management Inv - Jan 26	Accounting Services	532001-51301	\$1,000.00
001	1538	01/07/26	INFRAMARK LLC	167812	Inframark Management Inv - Jan 26	Administrative Services	531148-51301	\$375.00
001	1538	01/07/26	INFRAMARK LLC	167812	Inframark Management Inv - Jan 26	ProfServ-Dissemination Agent	531012-51301	\$416.66
001	1538	01/07/26	INFRAMARK LLC	167812	Inframark Management Inv - Jan 26	District Manager	531150-51301	\$2,166.67
001	1538	01/07/26	INFRAMARK LLC	167812	Inframark Management Inv - Jan 26	Field Services	531122-51301	\$1,000.00
001	1538	01/07/26	INFRAMARK LLC	167812	Inframark Management Inv - Jan 26	Financial & Revenue Collections	549150-51301	\$416.67
001	1538	01/07/26	INFRAMARK LLC	167812	Inframark Management Inv - Jan 26	ProfServ-Recording Secretary	531036-51301	\$375.00
001	1538	01/07/26	INFRAMARK LLC	167812	Inframark Management Inv - Jan 26	Rentals - General	544001-51301	\$50.00
001	1538	01/07/26	INFRAMARK LLC	167812	Inframark Management Inv - Jan 26	ProfServ-Info Technology	531020-51301	\$50.00
001	1538	01/07/26	INFRAMARK LLC	167812	Inframark Management Inv - Jan 26	Website Administration	549936-51301	\$200.00
001	1539	01/07/26	STEADFAST MAINTENANCE	SA-18699	12/03 - Irrigation Repair	Irrigation Maintenance	546930-57217	\$130.50
001	1540	01/09/26	CHARTER COMMUNICATIONS	1848381122425	12/24/25 - 01/23/26 - Internet	Telephone/Fax/Internet Services	541009-51301	\$178.96
001	1541	01/09/26	GRAU AND ASSOCIATES	28407	Audit FYE 09/30/25	Auditing Services	532002-51301	\$1,000.00
001	1542	01/09/26	STEADFAST MAINTENANCE	SA-18790	Jan 26 - Landscape Maintenance	Landscape Maintenance	546300-53908	\$9,780.66
001	1544	01/16/26	MORTENSEN ENGINEERING, INC.	4465	01/07 - Ground Depression Pond 4	Misc-Contingency	549900-58100	\$6,005.00
001	1545	01/27/26	CENTRAL PEST CONTROL	159703	Jan 26 - Pest Control	Miscellaneous Services	549001-57217	\$67.00
001	1546	01/27/26	INFRAMARK LLC	169008	Inframark Management Inv - Dec 25	Rentals - General	544001-51301	\$122.00
001	1546	01/27/26	INFRAMARK LLC	169008	Inframark Management Inv - Dec 25	Postage, Phone, Faxes, Copies	541024-51301	\$24.77
001	1547	01/27/26	SCHOOLSTATUS PARENT INC	INV-SS-5531	Start Date: 11/14 - Website Mgmnt	Miscellaneous Services	549001-51301	\$3,125.00
001	1548	01/27/26	TIMES PUBLISHING COMPANY	71632-012126	01/26 - Legal Advertising	Legal Advertising	548002-51301	\$141.20
001	1549	01/30/26	ARBITRAGE REBATE COUNSELORS LLC	012126-	Series 2022-1, 2022-2 - -4/01/23 - 04/01/25	Miscellaneous Services	549001-51301	\$1,200.00
001	1550	01/30/26	ELI PREMIER SERVICES LLC	INV0062	Feb 26 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57217	\$700.00
001	1551	01/30/26	PASCO COUNTY UTILITIES	23804617	12/05 - 01/06 - Water	Utility - Water	543018-53301	\$1,635.19
001	1552	01/30/26	REDWIRE,LLC	630095	Feb 26 - Access Invoice	Access Control Maintenance & Repair	546998-57217	\$565.00
001	300020	01/06/26	WITHLACOOCHEE RIVER ELECTRIC	121125-1302	ELECTRIC 12/11/25	Electricity - Streetlights	543013-53100	\$671.00
001	300022	01/23/26	WITHLACOOCHEE RIVER ELECTRIC	011426-6427-ACH	ELECTRIC 12/08/25-01/09/26	Electric Utility Services	543006-53100	\$51.35
001	300023	01/23/26	WITHLACOOCHEE RIVER ELECTRIC	011426-6429-ACH	ELECTRIC 01/14/26	Electricity - Streetlights	543013-53100	\$1,376.65
001	300024	01/23/26	WITHLACOOCHEE RIVER ELECTRIC	011426-9562-ACH	ELECTRIC 12/08/25-01/09/26	Electric Utility Services	543006-53100	\$788.52
001	300025	01/23/26	WITHLACOOCHEE RIVER ELECTRIC	011426-1302-ACH	STREETLIGHTS 01/14/26	Electricity - Streetlights	543013-53100	\$660.49
Fund Total								\$40,699.84

SERIES 2022-1 DEBT SERVICE FUND - 200

200	1543	01/12/26	COBBLESTONE CDD	01082026-1217	SERIES 2022-1, 2022-2, 2024 FY26 DS 12.17.25	Cash in Transit	103200	\$2,265.92
Fund Total								\$2,265.92

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(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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SERIES 2022-2 DEBT SERVICE FUND - 201

201	1543	01/12/26	COBBLESTONE CDD	01082026-1217	SERIES 2022-1, 2022-2, 2024 FY26 DS 12.17.25	Cash in Transit	103200	\$1,521.57
							Fund Total	<u>\$1,521.57</u>

SERIES 2024 DEBT SERVICE FUND - 202

202	1543	01/12/26	COBBLESTONE CDD	01082026-1217	SERIES 2022-1, 2022-2, 2024 FY26 DS 12.17.25	Cash in Transit	103200	\$2,013.49
							Fund Total	<u>\$2,013.49</u>

Total Checks Paid	\$46,500.82
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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	1/16/2026	159703	\$67.00			Jan 26 - Pest Control
CHARTER COMMUNICATIONS	12/24/2025	1848381122425	\$178.96			12/24 - 01/23 - Internet
COOPER POOLS INC.	1/1/2026	2026-1029	\$1,990.00			Jan 26 - Pool Maintenance
ELI PREMIER SERVICES LLC	1/23/2026	INV0062	\$700.00			Feb 26 - Janitorial Services
INFRAMARK LLC	1/2/2026	167812	\$1,000.00			Jan 26 - Accounting Services
INFRAMARK LLC	1/2/2026	167812	\$375.00			Jan 26 - Administrative Services
INFRAMARK LLC	1/2/2026	167812	\$416.66			Jan 26 - Dissemination Services
INFRAMARK LLC	1/2/2026	167812	\$2,166.67			Jan 26 - District Management
INFRAMARK LLC	1/2/2026	167812	\$1,000.00			Jan 26 - Field Services
INFRAMARK LLC	1/2/2026	167812	\$416.67			Jan 26 - Financial / Revenue Collections
INFRAMARK LLC	1/2/2026	167812	\$375.00			Jan 26 - Recording Secretary
INFRAMARK LLC	1/2/2026	167812	\$50.00			Jan 26 - Rentals / Leases
INFRAMARK LLC	1/2/2026	167812	\$200.00		\$6,000.00	Jan 26 - Website Maintenance
REDWIRE,LLC	1/25/2026	630095	\$565.00			Feb 26 - Access Invoice
STEADFAST MAINTENANCE	1/5/2026	SA-18790	\$9,780.66			Jan 26 - Landscape Maintenance
Monthly Contract Subtotal			\$19,281.62			
Variable Contract						
ERIN MCCORMICK LAW, PA	1/28/2026	10868	\$935.00			Erin McCormick - Final Billing
ERIN MCCORMICK LAW, PA	1/28/2026	10869	\$2,720.00		\$3,655.00	Erin McCormick - Final Billing
PASCO COUNTY UTILITIES	1/21/2026	23804617	\$1,635.19			12/05 - 01/06 - Water
Variable Contract Subtotal			\$5,290.19			
Utilities						
WITHLACOOCHEE RIVER ELECTRIC	12/11/2025	121125-1302	\$671.00			ELECTRIC STREET LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	12/11/2025	121125-6427-ACH	\$51.14			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/11/2025	121125-6429-ACH	\$1,376.65			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/11/2025	121125-9562-ACH	\$762.88			ELECTRIC

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC	1/14/2026	011426-1302-ACH	\$660.49			STREETLIGHTS
WITHLACOOCHEE RIVER ELECTRIC	1/14/2026	011426-6427-ACH	\$51.35			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	1/14/2026	011426-6429-ACH	\$1,376.65			STREETLIGHTS
WITHLACOOCHEE RIVER ELECTRIC	1/14/2026	011426-9562-ACH	\$788.52		\$5,738.68	ELECTRIC
Utilities Subtotal			\$5,738.68			
Regular Services						
ARBITRAGE REBATE COUNSELORS LLC	1/21/2026	012126-	\$1,200.00			Series 2022-1, 2022-2 - -4/01/23 - 04/01/25
GRAU AND ASSOCIATES	1/5/2026	28407	\$1,000.00			Audit FYE 09/30/35
INFRAMARK LLC	1/2/2026	167812	\$50.00			Jan 26 - Technology / Data Storage
INFRAMARK LLC	1/20/2026	169008	\$122.00			11/20 - Conference Room Rental
INFRAMARK LLC	1/20/2026	169008	\$24.77	\$146.77	\$196.77	Dec 25 - Postage, B/W Copies, Color Copies
SCHOOLSTATUS PARENT INC	12/20/2025	INV-SS-5531	\$3,125.00			Start Date: 11/14 - Website Mgmnt
TIMES PUBLISHING COMPANY	1/21/2026	71632-012126	\$141.20			01/26 - Legal Advertising
Regular Services Subtotal			\$5,662.97			
Additional Services						
COBBLESTONE CDD	1/8/2026	01082026-1217	\$2,265.92			SERIES 2022-1 FY26 DS 12.17.25
COBBLESTONE CDD	1/8/2026	01082026-1217	\$1,521.57			SERIES 2022-2 FY26 DS 12.17.25
COBBLESTONE CDD	1/8/2026	01082026-1217	\$2,013.49	\$5,800.98	\$5,800.98	SERIES 2024 FY26 DS 12.17.25
MORTENSEN ENGINEERING, INC.	1/7/2026	4465	\$6,005.00			GROUND DEPRESSION STUDY SW-4
STEADFAST MAINTENANCE	12/31/2025	SA-18699	\$130.50			12/03 - Irrigation Repair
Additional Services Subtotal			\$11,936.48			
TOTAL			\$47,909.94			



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
159703 17140

INVOICE DATE
01/16/2026

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

December 24, 2025

Invoice Number: 1848381122425
 Account Number: **8337 13 001 1848381**
 Security Code: **8549**
 Service At: 38049 COBBLE CREEK BLVD
 ZEPHYRHILLS FL 33540-7397

Contact Us

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

Summary *Service from 12/24/25 through 01/23/26
 details on following pages*

Previous Balance	178.96
Payments Received -Thank You!	-178.96
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 01/10/26	\$178.96

NEWS AND INFORMATION

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

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.



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 12252025 NNNNNYNN 01 000810 0003

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



December 24, 2025

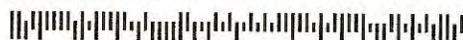
COBBLESTONE COMMUNITY

Invoice Number: 1848381122425
 Account Number: 8337 13 001 1848381
 Service At: 38049 COBBLE CREEK BLVD
 ZEPHYRHILLS FL 33540-7397

Total Due by 01/10/26 **\$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: 1848381122425
 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 12252025 NNNNNYNN 01 000810 0003

Charge Details

Previous Balance	178.96
Check Payment-thank You 12/15	-178.96
Remaining Balance	\$0.00

Payments received after 12/24/25 will appear on your next bill.
 Service from 12/24/25 through 01/23/26

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



Taxes, Fees and Charges

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

Current Charges \$178.96
Total Due by 01/10/26 \$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.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

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.: 2026-1029
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance January 2026	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
8134151678
elipremierservices@gmail.com

INVOICE
INV0062

DATE
01/23/2026

DUE DATE
02/01/2026

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

January cleaning services

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167812

DATE

1/2/2026

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**

1/2/2026

Services provided for the Month of: January 2026

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 630095	Date 1/25/2026
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

0000000000000000000032220700006300958000005650025

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

Customer Number	PO Number	Invoice Date	Terms
W4C5595		1/25/2026	Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CS Access Control Management and Maintenance 02/01/2026 - 02/28/2026	1.00	\$80.00	\$80.00
CCTV Maintenance 02/01/2026 - 02/28/2026	1.00	\$85.00	\$85.00
Video Verification Monitoring 02/01/2026 - 02/28/2026	1.00	\$400.00	\$400.00
Subtotal:			\$565.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
1/25/2026	630095	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 #
1/5/2026	SA-18790

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



Erin McCormick | Law, PA

Cobblestone CDD

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

Erin McCormick, Esq.

Invoice Date	Invoice Number
01/28/2026	10868
Terms	Service Through
	01/28/2026

In Reference To: Construction Matters (Work)

Date	By	Services	Hours	Amount
11/04/2025	Erin R McCormick	Telephone conference with Tonja Stewart regarding certification of retaining walls; email to Scott Steady, Bryan Radcliff, Tonja Stewart regarding above; email to Scott Steady regarding above;	0.40	\$ 170.00
11/05/2025	Erin R McCormick	Review of emails from Tatiana Pagan, Scott Steady and Tonja Stewart regarding retaining walls; review of email from Scott Steady and Tonja Stewart regarding above;	0.30	\$ 127.50
11/10/2025	Erin R McCormick	Review of email from Scott Steady to me and Tonja Stewart regarding retaining wall certification and respond; review of emails from Scott Steady and Bryan Radcliff regarding approval of retaining wall documents at Board meeting and respond;	0.20	\$ 85.00
11/11/2025	Erin R McCormick	Review of emails from Tonja Stewart, Tatiana Pagan and Bryan Radcliff regarding KB Homes and Pond issue; email regarding above;	0.10	\$ 42.50
11/13/2025	Erin R McCormick	Review of email from Tatiana Pagan to Tyson Waag regarding washouts around pond that was dewatered; review of email and documents, pictures and aerials from Tyson Waag;	0.70	\$ 297.50
11/24/2025	Erin R McCormick	Telephone conference with Bryan Radcliff regarding Traffic Signal Easement Agreement, review of correspondence related to above, and respond;	0.20	\$ 85.00
12/02/2025	Erin R McCormick	Review of email from Mark Roscoe regarding Traffic Signal Easement Agreement; review of correspondence regarding above, revision to Easement Agreement and email to Mark Roscoe regarding above;	0.30	\$ 127.50

Total Hours	2.20 hrs
Total Work	\$ 935.00
Total Invoice Amount	\$ 935.00
Previous Balance	\$ 12,410.00
12/15/2025 Payment - Check Split Payment	(\$12,410.00)
Balance (Amount Due)	\$ 935.00



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

Table with Invoice Date (01/28/2026), Invoice Number (10869), Terms, and Service Through (01/28/2026)

Main table with columns: Date, By, Services, Hours, Amount. Contains 7 rows of service entries.

Summary table with rows: Total Hours (6.60 hrs), Total Work (\$2,720.00), Total Invoice Amount (\$2,720.00), Previous Balance (\$6,065.60), 12/15/2025 Payment - Check Split Payment (\$2,849.20), Balance (Amount Due) (\$5,936.40)



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

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



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

4204 1 1
 14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 23804617
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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	12/5/2025	478	1/6/2026	517	32	39
Irrig Potable	232147326	12/5/2025	2539	1/6/2026	2666	32	127

Usage History

	Water	Reclaimed
January 2026	39	127
December 2025	36	136
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

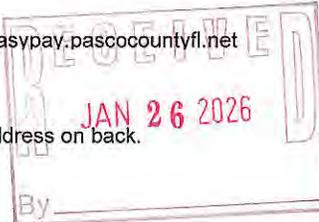
Previous Bill		1,669.75
Payment 01/09/26		-1,669.75 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		11.00
Water Tier 1	5.0 Thousand Gals X \$2.18	10.90
Water Tier 2	5.0 Thousand Gals X \$3.47	17.35
Water Tier 3	5.0 Thousand Gals X \$6.94	34.70
Water Tier 4	24.0 Thousand Gals X \$9.36	224.64
Sewer		
Sewer Base Charge		23.42
Sewer Charges	39.0 Thousand Gals X \$7.20	280.80
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	89.0 Thousand Gals X \$9.36	833.04
Total Current Transactions		1,635.19
TOTAL BALANCE DUE		\$1,635.19



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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



Account # 1230930
 Customer # 01551298
 Balance Forward 0.00
 Current Transactions 1,635.19

Total Balance Due \$1,635.19
Due Date 2/9/2026

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

015512985123093042380461730001635195

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

Bill Date **12/11/2025**
 Amount Due **1,371.49**
 Current Charges Due **01/06/2026**

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	kWh Used
Date	Reading	Date	Reading			

Previous Balance 700.49
 Payment 0.00
 Balance Forward 700.49

*** See Notice Below ***

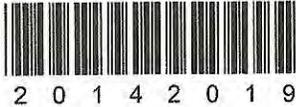
Late Charge 10.51
 Light Energy Charge 12.24
 Light Support Charge 27.12
 Light Maintenance Charge 181.20
 Light Fixture Charge 222.72
 Light Fuel Adj 1,104 KWH @ 0.04200 46.37
 Poles (QTY 24) 120.00
 FL Gross Receipts Tax 2.20
 State Tax 42.52
 Pasco County Tax 6.12

Total Current Charges
 Total Due **1,371.49** Please Pay

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

Comparative Usage Information
 Average kWh
 Period Days Per Day

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



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

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 12/23/2025.

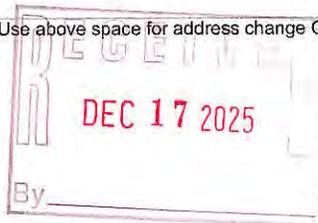
Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 12/11/2025

*** See Notice Above ***

Use above space for address change ONLY.



\$ 671.00

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

Current Charges Due Date	01/06/2026
TOTAL CHARGES DUE	1,371.49
Total Charges Due After Due Date	1,392.06

District: OP08



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



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

Bill Date **12/11/2025**
 Amount Due **51.14**
 Current Charges Due **01/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

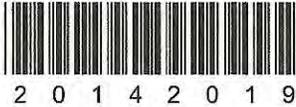
Service Address 3106 GALL BLVD
 Service Description ENTRY MONUMENT
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/06	3853	12/08	3957				104

Comparative Usage Information

Period	Days	Per Day	Average kWh
Dec 2025	32	3	
Nov 2025	29	3	
Dec 2024	29	4	

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



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

Previous Balance		49.66
Payment		49.66CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 104 KWH @ 0.06090		6.33
Fuel Adjustment 104 KWH @ 0.04200		4.37
FL Gross Receipts Tax		1.28
Total Current Charges		51.14
Total Due	E. F. T.	51.14

DO NOT PAY
 Total amount will be electronically transferred on or after 12/26/2025.



Electronic Funds Transfer on or after 12/26/2025	
TOTAL CHARGES DUE	51.14
DO NOT PAY	

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

Bill Date **12/11/2025**
 Amount Due **1,376.65**
 Current Charges Due **01/06/2026**

District Office Serving You
One Pasco Center

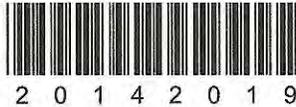
See Reverse Side For More Information

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

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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



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

Previous Balance 1,376.65
 Payment 1,376.65CR
 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 12/26/2025.



Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	1,376.65
DO NOT PAY	

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

Bill Date **12/11/2025**
 Amount Due **762.88**
 Current Charges Due **01/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

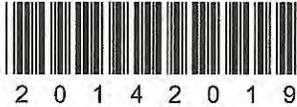
Service Address **38049 COBBLE CREEK BLVD**
 Service Classification **General Service Non-Demand**

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/06	79633	12/08	86481				6848

Comparative Usage Information
Average kWh

Period	Days	Per Day
Dec 2025	32	214
Nov 2025	29	200
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.



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		652.49
Payment		652.49CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 6,848 KWH @ 0.06090		417.04
Fuel Adjustment 6,848 KWH @ 0.04200		287.62
FL Gross Receipts Tax		19.06
Total Current Charges		762.88
Total Due	E. F. T.	762.88

DO NOT PAY
 Total amount will be electronically transferred on or after 12/26/2025.



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

Bill Date **01/14/2026**
 Amount Due **1,331.49**
 Current Charges Due **02/05/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

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

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

Previous Balance **1,371.49**
 Payment **700.49CR**
 Balance Forward **671.00**



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.

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
Total Current Charges	660.49
Total Due	1,331.49

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

DO NOT PAY
 Total amount will be electronically transferred on or after 01/30/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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

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

Bill Date **01/14/2026**
Amount Due **51.35**
Current Charges Due **02/05/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE						
Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand
12/08	3957	01/09	4063			106

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	3
Dec 2025	32	3
Jan 2025	34	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.

Previous Balance 51.14
Payment 51.14CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 106 KWH @ 0.06090 6.46
Fuel Adjustment 106 KWH @ 0.04200 4.45
FL Gross Receipts Tax 1.28

Total Current Charges 51.35
Total Due **E.F.T.** 51.35



2 0 1 4 2 0 1 9

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DO NOT PAY
Total amount will be electronically transferred on or after 01/30/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 01/14/2026

District: OP08

Use above space for address change ONLY.

JAN 20 2026



26
9 - 7977

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

OP08



Electronic Funds Transfer on or after 01/30/2026
TOTAL CHARGES DUE 51.35
DO NOT PAY

000224642700000513500000513501

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **01/14/2026**
Amount Due **1,376.65**
Current Charges Due **02/05/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

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 1,376.65
Payment 1,376.65CR
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 01/30/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 01/14/2026

Use above space for address change ONLY.

District: OP08

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

OP08

Electronic Funds Transfer on or after	01/30/2026
TOTAL CHARGES DUE	1,376.65
DO NOT PAY	

000224642900013766500013766507

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

Bill Date **01/14/2026**
 Amount Due **788.52**
 Current Charges Due **02/05/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE									
Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/08		86481	01/09		93572				7091

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	32	222
Dec 2025	32	214
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.

Previous Balance 762.88
 Payment 762.88CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 7,091 KWH @ 0.06090 431.84
 Fuel Adjustment 7,091 KWH @ 0.04200 297.82
 FL Gross Receipts Tax 19.70

Total Current Charges 788.52
 Total Due **E.F.T.** 788.52



2 0 1 4 2 0 1 9

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DO NOT PAY
 Total amount will be electronically transferred on or after 01/30/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 01/14/2026

Use above space for address change ONLY.

District: OP08

2349562 OP08
 COBBLESTONE CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

Electronic Funds Transfer on or after 01/30/2026
TOTAL CHARGES DUE 788.52
DO NOT PAY

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

January 21, 2026

Cobblestone Community Development District
c/o Mr. Bryan Radcliff, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Cobblestone Community Development District
(Pasco County, Florida)
\$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
\$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2
("Series 2022")

INVOICE

Preparation of Annual Arbitrage Report for Series 2022 for:

Period April 1, 2022 to April 1, 2023.....	\$ 400.00
Period April 1, 2023 to April 1, 2024.....	\$ 400.00
Period April 1, 2024 to April 1, 2025.....	<u>\$ 400.00</u>
Total.....	<u>\$1,200.00</u>

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Cobblestone Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 28407
Date 01/05/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>1,000.00</u>
Current Amount Due	\$ <u>1,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169008

DATE

1/20/2026

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**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Bryan Radcliff- 11-20-25 SPRINGHILL SUITES LAND : CDD Meeting: \$122.00	1	Ea	122.00		122.00
B/W Copies	54	Ea	0.15		8.10
Color Copies	1	Ea	0.39		0.39
Postage	22	Ea	0.74		16.28
Subtotal					146.77

Subtotal	\$146.77
Tax	\$0.00
Total Due	\$146.77

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.

Bill To
Cobblestone CDD
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

Total Due:	\$3,125.00
Due Date:	12/20/2025

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	12/20/2025		11/14/2025	11/13/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00

Subtotal	\$3,125.00
Tax Total	\$0.00
Total	\$3,125.00
Amount Paid	\$0.00
Amount Due	\$3,125.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
P.O. Box 771470
St. Louis, MO 63177-9816
United States



Invoice # INV-SS-5531
Date: 11/20/2025

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
1/21/26-1/21/26		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
1/21/2026	Deirdre Bonett	TB320362	
Total Amount Due		Invoice Number	
\$141.20		71632-012126	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
1/21/26	1/21/26	71632	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Meeting Schedule	2	1.00x61.00 L	\$139.20
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
1/21/26-1/21/26		COBBLESTONE CDD	
Billing Date	Sales Rep	Customer Account	
1/21/2026	Deirdre Bonett	TB320362	
Total Amount Due		Invoice Number	
\$141.20		71632-012126	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

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

Tampa Bay Times

Published Daily

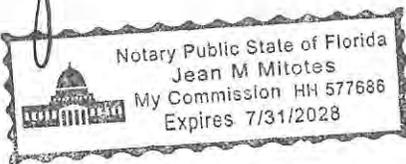
STATE OF FLORIDA } ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Meeting Schedule was published in said newspaper by print in the issues of 01/21/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant 
Sworn to and subscribed before me this **01/21/2026**

Signature of Notary of Public _____
Personally known or produced identification.
Type of identification produced _____

**NOTICE OF REGULAR BOARD
"CHANGE IN MEETING LOCATION"
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cobblestone Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The location of the Regular Meeting of the Board of Supervisors of the Cobblestone Community Development District has been changed to be held at the following location, dates and times.

**Hampton Inn & Suites by Hilton
Tampa/Wesley Chapel
2740 Cypress Ridge Boulevard
Wesley Chapel, FL 33544**

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

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The regular meetings may be continued to a date, time, and place to be specified on the record at such meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Bryan Radcliff
District Manager
January 21, 2026

71632

COBBLESTONE CDD

DISTRICT CHECK REQUEST

Today's Date

1/8/2026

Payable To

Cobblestone CDD

Check Amount

\$2,265.92

Check Description

2022-1 Debt Service Dist 12.17.25

Code:

200.103200.1000

Check Amount

\$1,521.57

Check Description

2022-2 Debt Service Dist 12.17.25

Code:

201.103200.1000

Check Amount

\$2,013.49

Check Description

2024 Debt Service Dist 12.17.25

Code:

202.103200.1000

TOTAL:

\$5,800.98

(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	94%
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	-
1/8/2026	8,733.99	2,933.01	2,265.92	1,521.57	2,013.49	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL	771,064.91	258,935.73	200,042.65	134,329.25	177,757.30	
Net Total on Roll	816,857.75					
Collection Surplus / (Deficit)	(45,792.84)					

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 4465
DATE 01/07/2026
TERMS Net 30
DUE DATE 02/06/2026

PROJECT NO.
11144.1

PROJECT NAME
Cobblestone - Phase 2

ACTIVITY	QTY	DUE	RATE	AMOUNT
Subsurface Remediation Monitoring Ground Depression Area - Pond SW-4	1	6,005.00 of 6,005.00	6,005.00	6,005.00

BALANCE DUE \$6,005.00

Estimate Summary

Estimate 11144.1	6,005.00
This invoice 4465	\$6,005.00
Total invoiced	6,005.00



Steadfast Alliance

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

Invoice

Date	Invoice #
12/31/2025	SA-18699

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
	8091			Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Water Management Program- December Inspection During our monthly inspection, our techs found and fixed these issues: Zone 4 - one broken spray head Zone 6 - one broken rotor All repairs have been made		0.00	12/3/2025	0.00
1	Irrigation Parts 1- 6" hunter spray head and nozzle 1- 4" hunter rotor		45.50		45.50
1	Irrigation Labor		85.00		85.00

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

Total	\$130.50
Payments/Credits	\$0.00
Balance Due	\$130.50



Cobblestone CDD

Field Inspection Report - February - Steadfast

Monday, February 9, 2026

Prepared For Board of Supervisors

17 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Main Entrance North

Assigned To: Steadfast

Cobblestone Entrance:

- North entrance sign is well maintained.
- Many plants suffered frost; Steadfast will provide a frost assessment report.



Item 2 - Median Landscape

Assigned To: Steadfast

Cobblestone Median:

- Many of the landscape plants suffered frost.
- Steadfast will provide an assessment report.

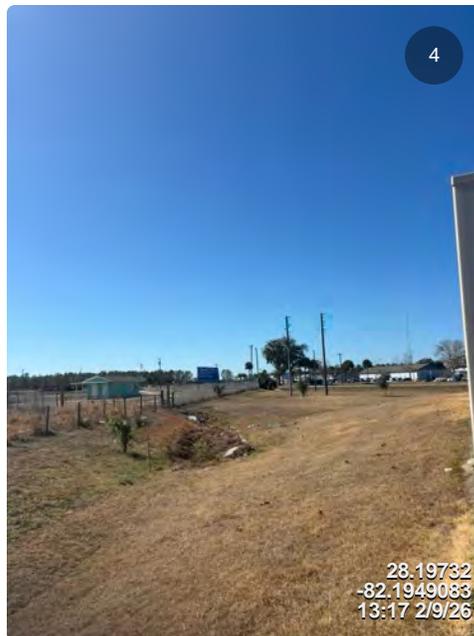


Item 3 - US301 South Landscape

Assigned To: Steadfast

Cobblestone Entrance - US 301 South:

- Many plants suffered frost.
- Majority of the plants along 301 fared well.
- Goldmounds had some frost damage.
- Steadfast will provide a frost assessment report.



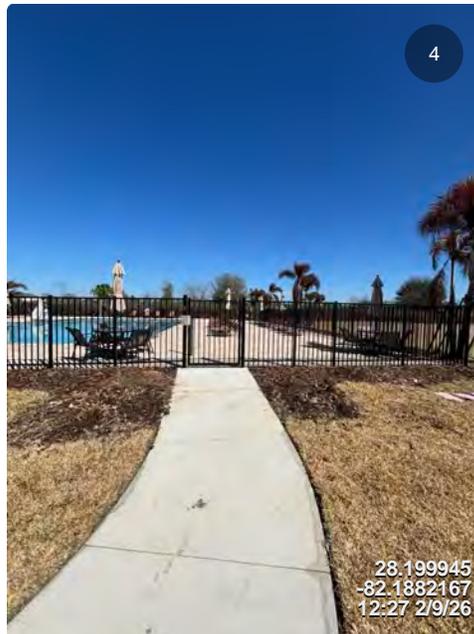
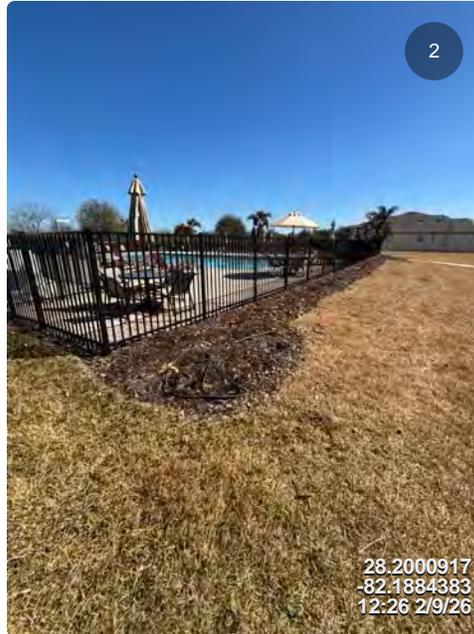
Item 4 - Amenity Landscape

Due By: Monday, February 16, 2026

Assigned To: Steadfast

Cobblestone Amenity Center:

- Many landscape plants suffered severe frost.
- Plants with poor or dying appearances were removed.
- Steadfast will submit a replacement plant and frost assessment report.



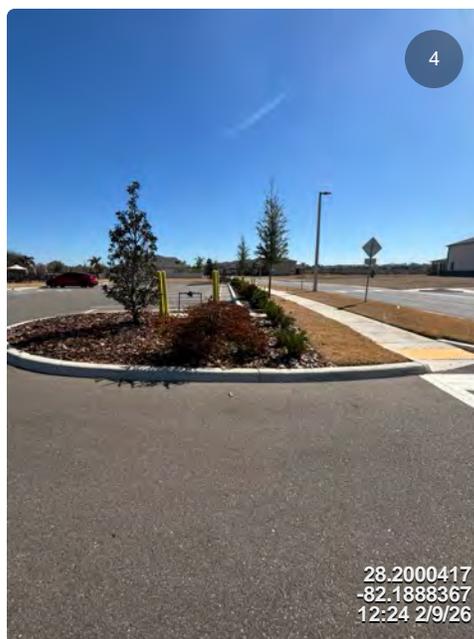
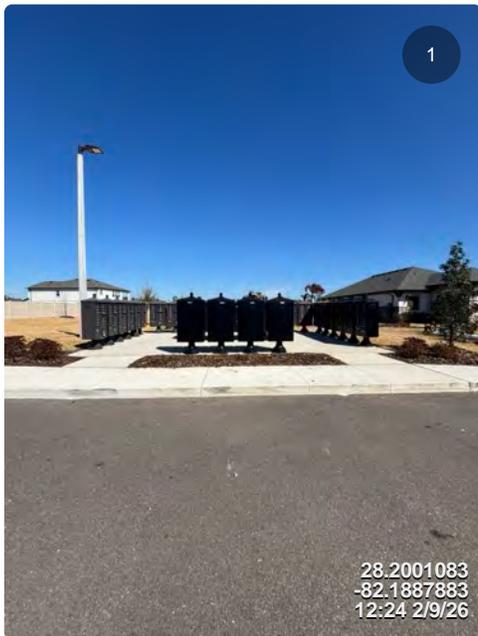
Item 5 - Mailbox Kiosk Landscape

Due By: Monday, February 16, 2026

Assigned To: Steadfast

Amenity Center Mailbox Kiosk:

- Mailbox kiosks are clean and organized.
- Many dead or suffering plants were removed.
- Goldmounds show signs of frost.
- Steadfast will investigate the potential for revitalizing these plants.



Item 6 - Pool

Assigned To: District Manager

Cobblestone Amenity Center Facilities:

- Bathrooms are fully operational.
- Water fountains are functioning.
- The pool is clear and blue; last serviced on February 9th.
- Pool furniture is clean, organized, and intact.
- The pool pump cage shell estimate was completed on 2/9, and the shell has been added to reduce pooling at the base of the pool pump.





Item 7 - Playground

Assigned To: Steadfast / District Manager

Amenity Center Playground:

- Playground area is clean and organized.
- Playground equipment is operational.
- Perimeter landscaping is maintained with a buffer from the conservation area.
- Struggling palms are being investigated by Steadfast, and an assessment report will be submitted.

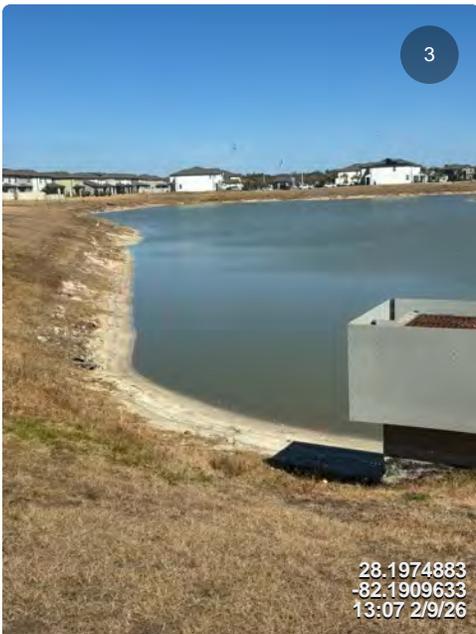


Item 8 - Pond 2

Assigned To: Horner Environmental

Pond 2:

- Banks have been mowed per maintenance scope.
- Horner Environmental treated the pond on January 29th, removing trash and treating all vegetation.

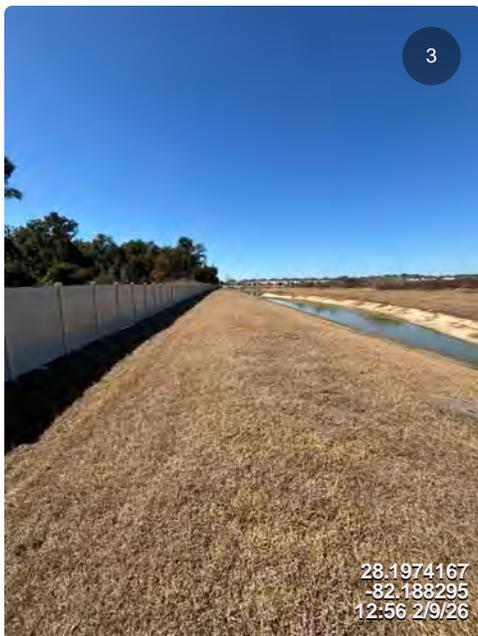
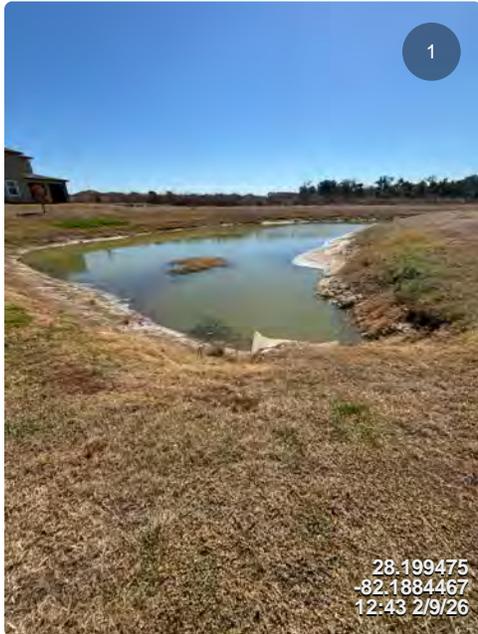


Item 9 - Pond 2 Maintenance

Assigned To: Steadfast

Pond 2:

- Banks have been maintained.
- Wildlife activity observed, with gators sunning along the banks.



Item 10 - Pocket Parks

Assigned To: [Steadfast](#)

Pocket Parks:

- All pocket parks have been maintained per maintenance scope.



Item 11 - Pond 1: Trash Removal

Assigned To: [Horner Environmental](#) / [Steadfast](#) / [IMS](#)

Pond 1:

- Gator wildlife observed along the banks.

- Trash along the pond banks noted.
- Fencing debris along the dry land banks needs to be retrieved.
- Steadfast will submit an estimate to retrieve all fencing debris along the banks.
- Horner Environmental will submit an estimate to retrieve all fence panels submerged and floating in Pond 1.
- Clearing this debris before the rainy season is crucial to prevent blockages in the drainage system.



Item 12 - South perimeter boundary

Due By: Thursday, February 12, 2026

Assigned To: Steadfast

South Perimeter Boundary:

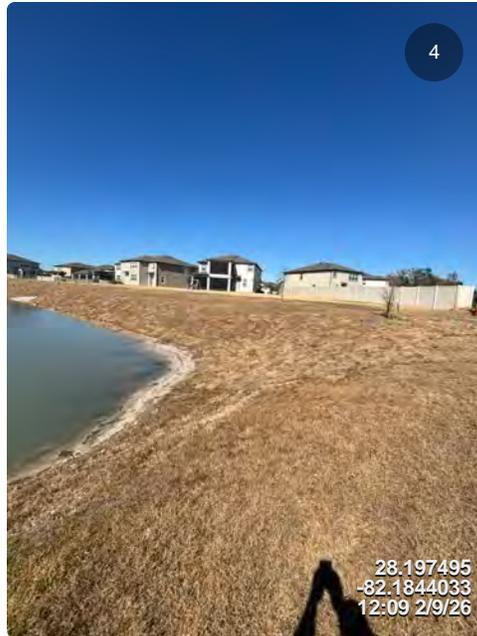
- South Viburnum bush is experiencing whitefly detection. Please treat accordingly.
- All landscaping in this area is well maintained. Remove tree straps and bracing no longer in use.



Item 13 - Pond 3 Bank Repair

Assigned To: District Manager

Pond bank repairs have been completed, mowing is stalled along newly planted sod until the roots take hold.



Item 14 - Pond 3 Bank Repair

Assigned To: District Manager

Pond bank repairs and control structure support.



Item 15 - Pond 3: Easement Maintenance

Assigned To: Steadfast

Pond 3 Easement Along KB Homes Construction:

- The easement area has excessive vegetation.
- Steadfast will provide a proposal to clear this area before construction fencing is installed.



Item 16 - Pond 4: Aquatics Maintenance

Assigned To: Horner Environmental

Pond 4 (Dry Pond):

- All banks have been mowed per maintenance scope.
- Vegetation is clear and controlled.
- Control structures are clear of debris.



Item 17 - Pond Maintenance

Assigned To: Horner Environmental

Cobblestone Aquatics Maintenance:

- All ponds holding water are serviced by Horner and were last treated on January 29th.
- Attached is the maintenance map and pond locations, along with Horner Environmental's service report.



ITEM 17



Horner Environmental Professionals

28536 Walker Dr, Wesley Chapel, FL 33544

PH: (813) 907-9500

HORNERENVIRONMENTAL.COM

Cobblestone CDD

Aquatic Maintenance Service Report
January 2026

Aquatic Technician: Luke Horner

Prepared by: Jason James/Aquatics Manager

Jjames@hornerenvironmental.com

(813)-892-9831

Treatment Date:

1/29/25



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. Water levels are very low.

Pond 2: Vegetation within Pond 2 has been treated and is in good overall condition. All vegetation in the pond and around the banks have been treated. Trash was removed. Water levels are very low.

Pond 3: Vegetation within Pond 3 has been treated and is in good overall condition. All vegetation in the pond and around the banks were treated as well. Water levels are very low.

Pond 4: There is no water in the pond. Trash was removed from the pond and vegetation was treated throughout. Absence of water allowed for a through treatment of the entirety of the pond.



Daily Logs List

Feb 16, 2026

Job: SM1191 Cobblestone CDD
Title: Return for service call
Added By: Joshua Roberts

Log Notes:
New decoder for zone two

Parts used
One ez decoder
1-dby
2- dry cones

Time for repair 20 minutes

Weather Conditions:
Partly cloudy with showers

Mon, Feb 16, 2026, 2:36 PM



73°F
56°F

Wind: 10 mph
Humidity: 96%
Total Precip: 0"

Attachments: 3



Feb 16, 2026

Job: SM1191 Cobblestone CDD
Title: Frost Damage Update
Added By: Jason Combee

Log Notes:
Observed significant frost damage to turf at amenity center. Larger open areas are more affected than those protected by amenity center building. Spring Lawn & Ornamental treatment will consist of heavy applications of 24-2-11 granular fertilizer, pot ash (potassium), and other micronutrients in order to get turf to green back up. No turf replacement needed. Fertilizer program and warmer temps will suffice to turn turf back around.

RESPONSES
ITEM 1, 2, 3, 4, 5, 7,

Foxtails suffered heavy damage. Observed trunk splitting and "bleeding" this happens when the water stored in tree trunks freezes and thaws. Trunk expands as water turns to solid and splits open, trunk bleeds from cracks as solid ice inside melts. Foxtails have potential to come back but will take a very long time. We need to leave the brown fronds on palms as long as possible to allow crowns to uptake much needed nutrients stored in fronds.

Severely damaged plant material has been removed (Crotons, Ixora, Blue Daze). Aboricola and Duranta are like to come back after a hard cut back.

Duranta and Peanut grass also heavily affected along 301 fence lines.

Will discuss replacements and next steps during on site reviews.

Weather Conditions:

Partly cloudy with showers

Mon, Feb 16, 2026, 2:36 PM



73°F

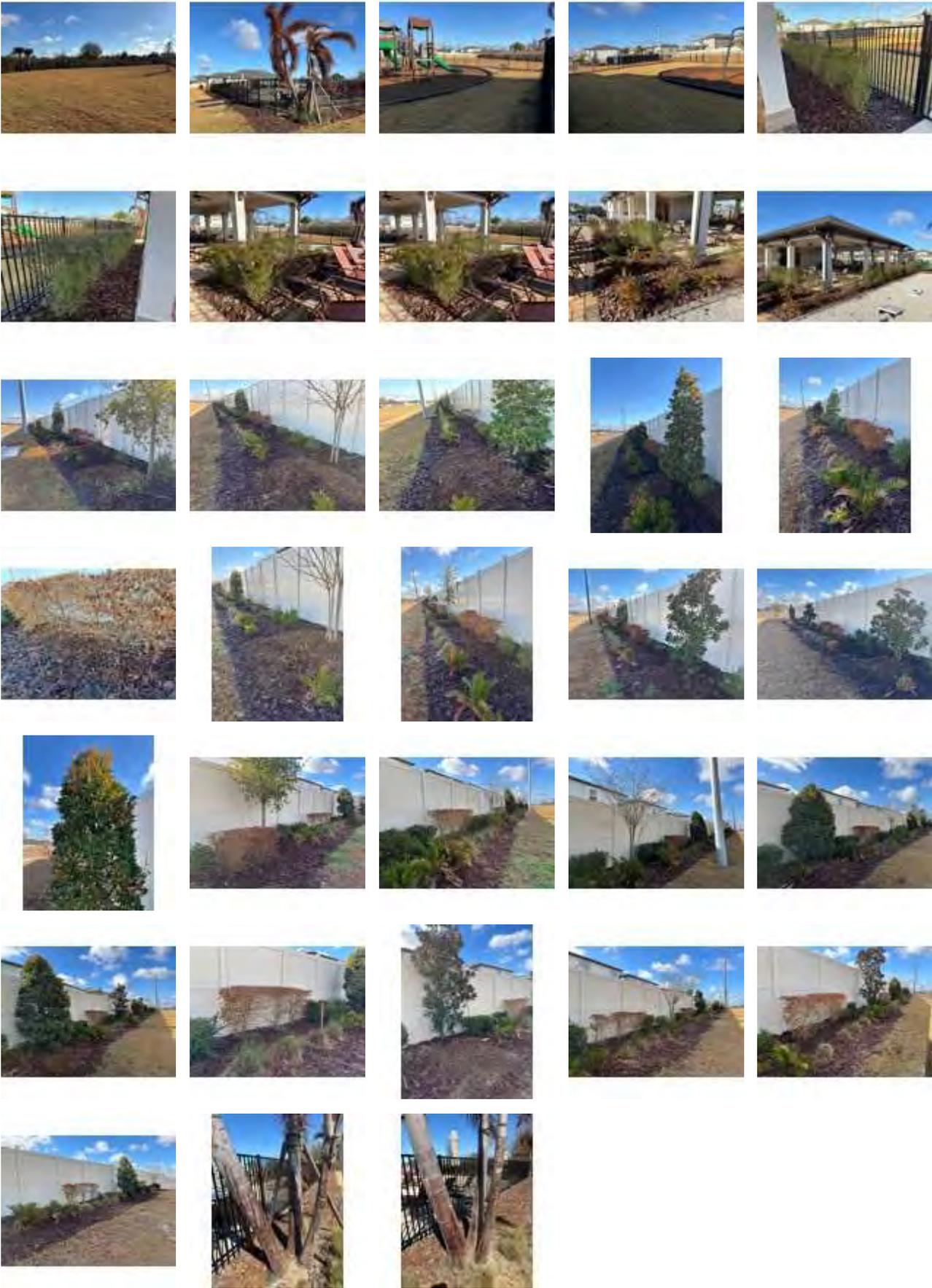
56°F

Wind: 10 mph

Humidity: 96%

Total Precip: 0"





Feb 5, 2026

Job: SM1191 Cobblestone CDD

Title: Wet check
Added By: Joshua Roberts

Log Notes:

During my inspection this is what I found in repaired

Cobblestone front entrance

Zone 2 cut drip

Zone 13 cut drip

Zone 14 7-cuts in the drip

Zone 15 cut in drip

Parts used

8-drip fittings

5-feet of drip

25 minutes of repair time

Cobblestone amenity center

Zone 2 needs a new ez decoder

Weather Conditions:

Partly cloudy with showers

Thu, Feb 5, 2026, 12:00 AM



55°F

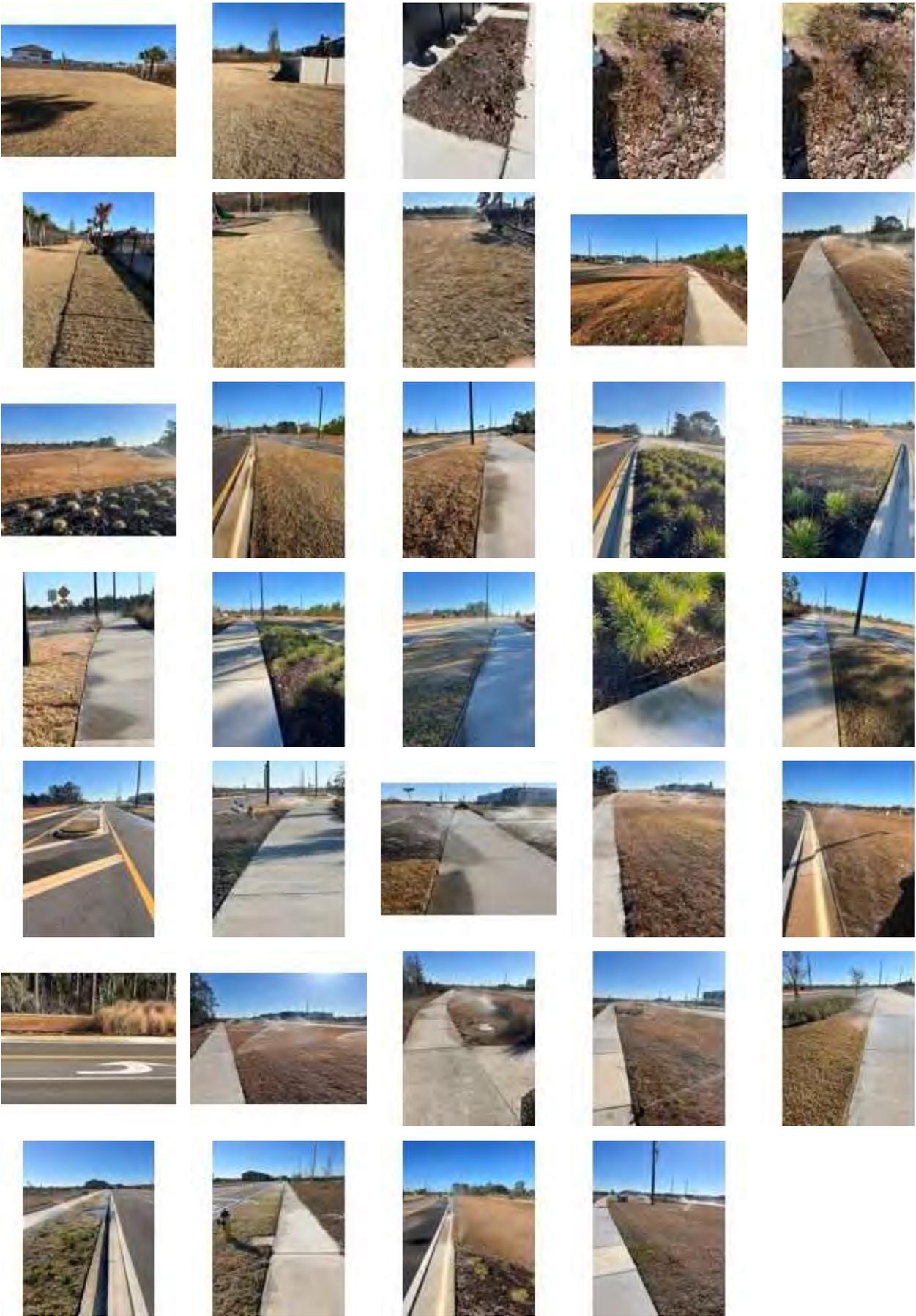
39°F

Wind: 21 mph

Humidity: 100%

Total Precip: 0.23"





Feb 3, 2026

Job: SM1191 Cobblestone CDD

Title:

Added By: Nicco Guzman

Log Notes:

Se sopleto la alberca y también sacamos unas plantas secas y se esprayo la propiedad

Weather Conditions:

Sunny

Tue, Feb 3, 2026, 8:31 PM



63°F

28°F

Wind: 3 mph

Humidity: 89%

Total Precip: 0"

Attachments: 4



Jan 28, 2026

Job: SM1191 Cobblestone CDD

Title: Approved work

Added By: Chris Wright

Log Notes:

On site with James to repair mainline,

Mainline was leaking at conduit coupling mainline had about 9ft of conduit in place of irrigation pvc. The conduit has been replaced with schedule 40

mainline has been repaired

Water is still turned off for the time being

Parts used

9' schedule-40 2" pipe

1- 2" coupling

1- 2" slip fix

Tags:

Approved Work

Weather Conditions:

Sunny

Wed, Jan 28, 2026, 3:07 PM



59°F

36°F

Wind: 9 mph

Humidity: 82%

Total Precip: 0"

Attachments: 3



Jan 21, 2026

Job: SM1191 Cobblestone CDD

Title: Freeze Damage Assessment

Added By: Jason Combee

Log Notes:

Observed significant frost damage to turf at amenity center. Larger open areas are more affect than those protected by amenity center building. Spring Lawn & Ornamental treatment will consist of heavy applications of 24-2-11 granular fertilizer, pot ash (potassium), and other micronutrients in order to get turf to green back up. No turf replacement needed. Fertilizer program and warmer temps will suffice to turn turf back around.

Main entrance turf is slightly off color due to the cold weather but far less affect than amenity center.

Bahia areas also affected by freeze events, however, Bahia areas are not treated under L&O program. Bahia will bounce back naturally with rains and warmer temperatures.

Despite our efforts with covering plant materials, observed significant damage to plant material throughout property. Petra's, ixoras, gold mounds, and perennial peanut were hit the worst. Foxtail palms also have burned fronds from frost. Replacements in spring will be needed. In the meantime we will prune damaged parts and remove fully dead plant material in order to make landscape as presentable as possible.

Future freeze events are forecasted in the coming weeks. Will continue to monitor landscape.

Weather Conditions:

Mostly sunny

Wed, Jan 21, 2026, 12:00 AM



72°F

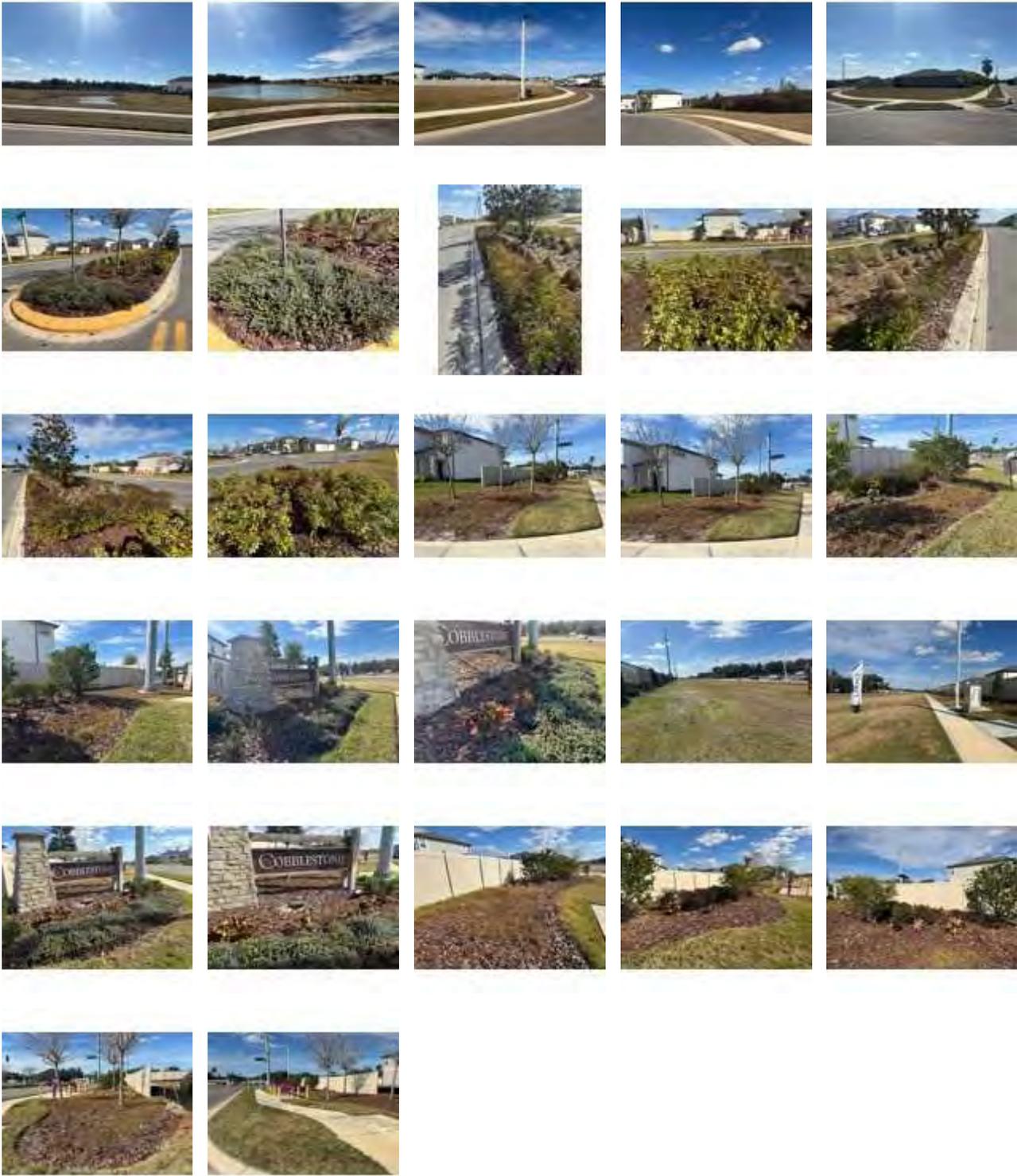
46°F

Wind: 6 mph

Humidity: 80%

Total Precip: 0"





Jan 20, 2026

Job: SM1191 Cobblestone CDD

Title:

Added By: Nicco Guzman

Log Notes:

Se trimio todo el zacate y también se hizo todo de la lista de inspección

Weather Conditions:

Sunny

Tue, Jan 20, 2026, 6:37 PM



63°F

36°F

Wind: 9 mph
Humidity: 75%
Total Precip: 0"

Attachments: 10



Jan 20, 2026

Job: SM1191 Cobblestone CDD
Title: Investigate possible irrigation mainline
Added By: James Freed

Log Notes:

We were sent out to investigate a possible mainline break on the exit side of the main entrance. We located the area in question and started to dig it out. We found a 2" mainline that was repaired by someone else using conduit pipe. This pipe is not compatible with pvc pipe especially if water is flowing through it.

To correct this we will need to dig on the other side of the side walk and remove the 7-8ft conduit pipe and then install sch 80 pvc pipe

Tags:
Billable Work, Proposal Request

Weather Conditions:

Sunny

Tue, Jan 20, 2026, 12:46 PM



64°F

33°F

Wind: 10 mph
Humidity: 90%
Total Precip: 0"

Attachments: 3



Jan 15, 2026

Job: SM1191 Cobblestone CDD
Title:
Added By: Nicco Guzman

Log Notes:

Se taparon las plantas en la alberca y en entrada de la propiedad

Weather Conditions:

Partly cloudy with isolated showers

Thu, Jan 15, 2026, 6:49 PM



Wind: 11 mph
Humidity: 96%
Total Precip: 0.32"

Attachments: 2



Dec 29, 2025

Job: SM1191 Cobblestone CDD
Title: Turned off irrigation / MAIN LINE LEAK
Added By: Mark DeAmelio

Log Notes:

Turned off both controllers. As I was entering the property, I saw excessive water on the sidewalk and I traced it to a potential mainline. Leak about 8 feet away from the meter. I put flags around the leak and one flag deep in the ground directly where the water was coming from. I also flagged the meter that I turned off. We need to let it dry and dig where my flags are to investigate leak

Weather Conditions:

Partly cloudy with fog

Mon, Dec 29, 2025, 4:49 PM



Wind: 14 mph
Humidity: 100%
Total Precip: 0"

Attachments: 9



Dec 9, 2025

Job: SM1191 Cobblestone CDD
Title:
Added By: Nicco Guzman

Log Notes:

Se corto todo la propiedad y también se hizo de la lista

Weather Conditions:

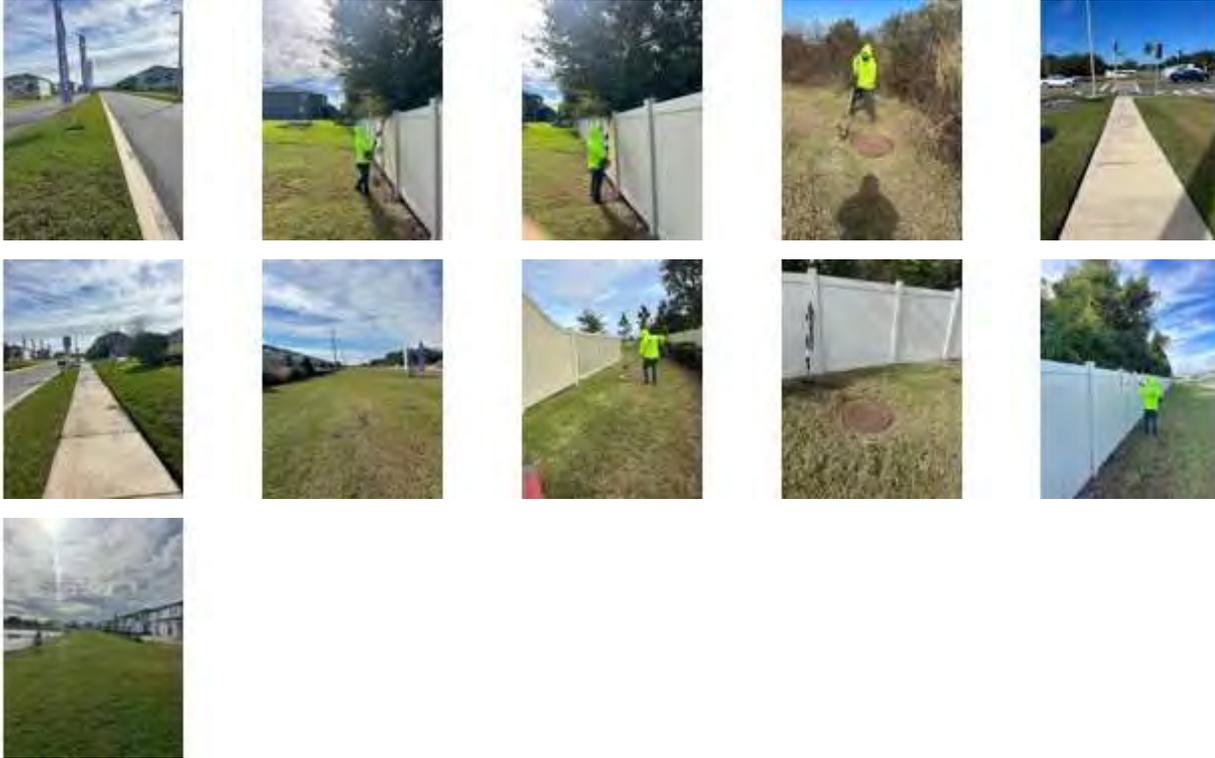
Partly cloudy

Tue, Dec 9, 2025, 8:51 PM



Wind: 14 mph
Humidity: 90%
Total Precip: 0"

Attachments: 11



Dec 9, 2025

Job: SM1191 Cobblestone CDD
Title: Emergency service call
Added By: Chris Wright

Log Notes:

On site with James to shut water off, Jason Combee called and informed us that ripa hit the mainline at pond 4. Water is shut off and many pictures have been taken. It will most likely be hit again further up closer to the homes

Weather Conditions:

Mostly cloudy

Tue, Dec 9, 2025, 3:56 PM



Wind: 10 mph
Humidity: 91%
Total Precip: 0"



Dec 3, 2025

Job: SM1191 Cobblestone CDD

Title: Wet check

Added By: Chris Wright

Log Notes:

Wet check complete

On site with James

Front timer

Zone 4 - one broken spray head

Zone 19 20 did not turn on, James put decoder programmer to the decoder and it would only turn zone 20 on. Changed solenoid on valve 19 and it still would not turn on. Need to replace 2 station decoder for zones 19 20 (decoder is under warranty)

Amenity center timer

Zone 6 - one rotor

1- 6" hunter spray head and nozzle

1- 4" hunter rotor

Tags:

Return Needed

Weather Conditions:

Partly cloudy

Wed, Dec 3, 2025, 11:27 AM



Wind: 7 mph
Humidity: 99%
Total Precip: 0"

Attachments: 18



Nov 24, 2025

Job: SM1191 Cobblestone CDD

Title:

Added By: Nicco Guzman

Log Notes:

Se corto donde más se ocupa y también las lagunas

Weather Conditions:

Partly cloudy with fog

Mon, Nov 24, 2025, 9:07 PM



85°F

65°F

Wind: 4 mph
Humidity: 99%
Total Precip: 0"

Attachments: 3



Nov 12, 2025

Job: SM1191 Cobblestone CDD
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



Nov 10, 2025

Job: SM1191 Cobblestone CDD
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



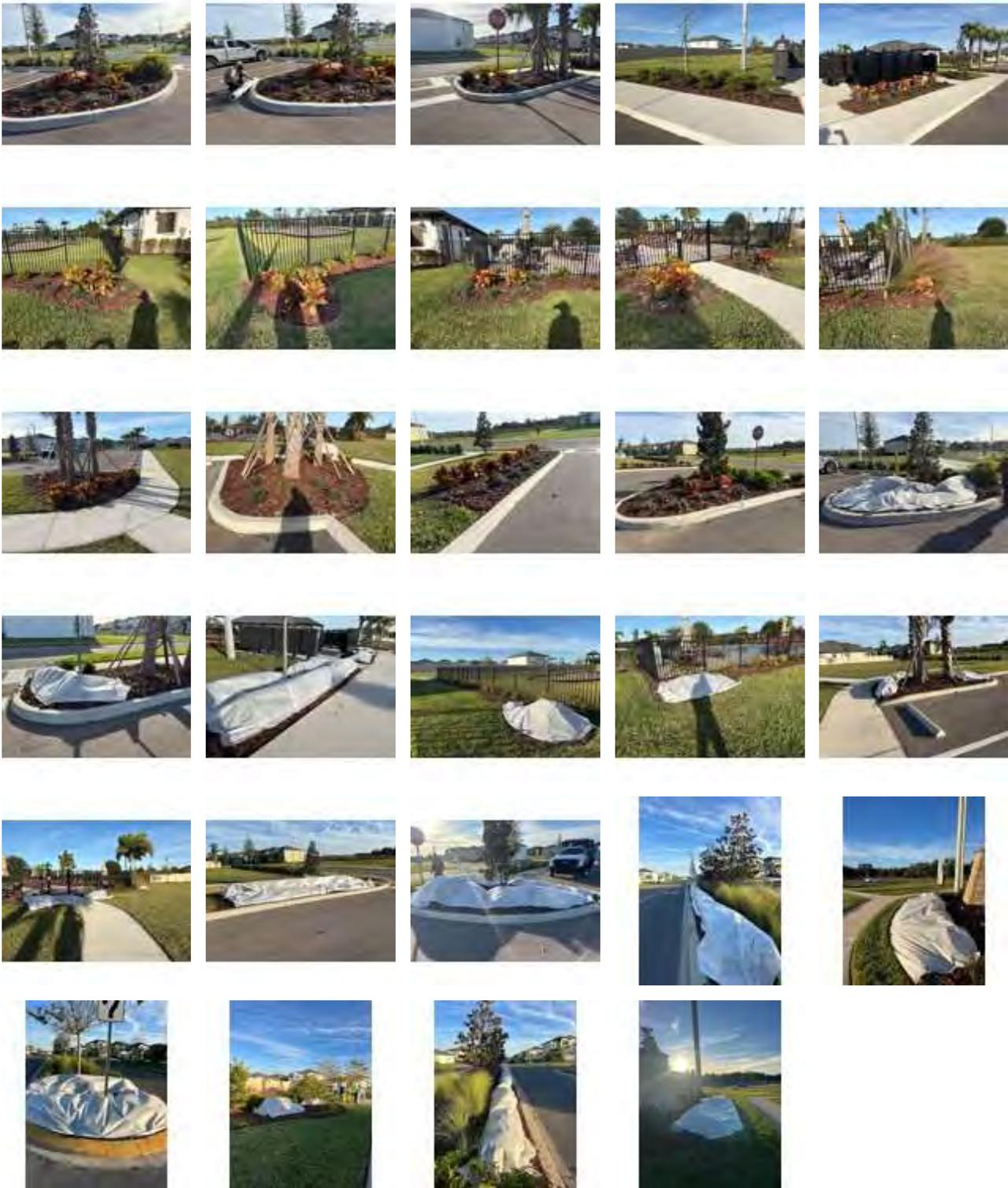
70°F

46°F

Wind: 13 mph

Humidity: 95%

Total Precip: 0.07"



Nov 5, 2025

Job: SM1191 Cobblestone CDD

Title: Yoyo site visit

Added By: Yovani Cordero

Log Notes:

On site to double check area that was fixed by Sunrise.

I checked the meter and noticed it was still spinning. Went back to Pong 4 and noticed the bubbler zone was still stuck on.

Sunrise did come back and address the some of the issues that we had found on Monday.

Completed

- Valve boxes have been lowered and are at ground level
- Debris has been picked up. No loose wires or cut pipe laying around
- Open holes have been backfilled
- Lids are put back in there correct spots

Not completed

- Reinstalled damaged valve box
- Drip/Bubbler valve still sticking
- Zone line not moved like it should've been

Reported my findings to Tatiana, Bryan, and Paul. Waiting for nest steps

Also while I was on property, Paul reached out about valve boxes lids being removed and not being put back. I went and properly placed the lids back on the boxes. Found our master timer at the main entrance opened and in the off position.

I ran all the zones to ensure no wire damage from the pong situation and all zones worked as they should.

Weather Conditions:

Partly cloudy with showers

Wed, Nov 5, 2025, 12:00 AM



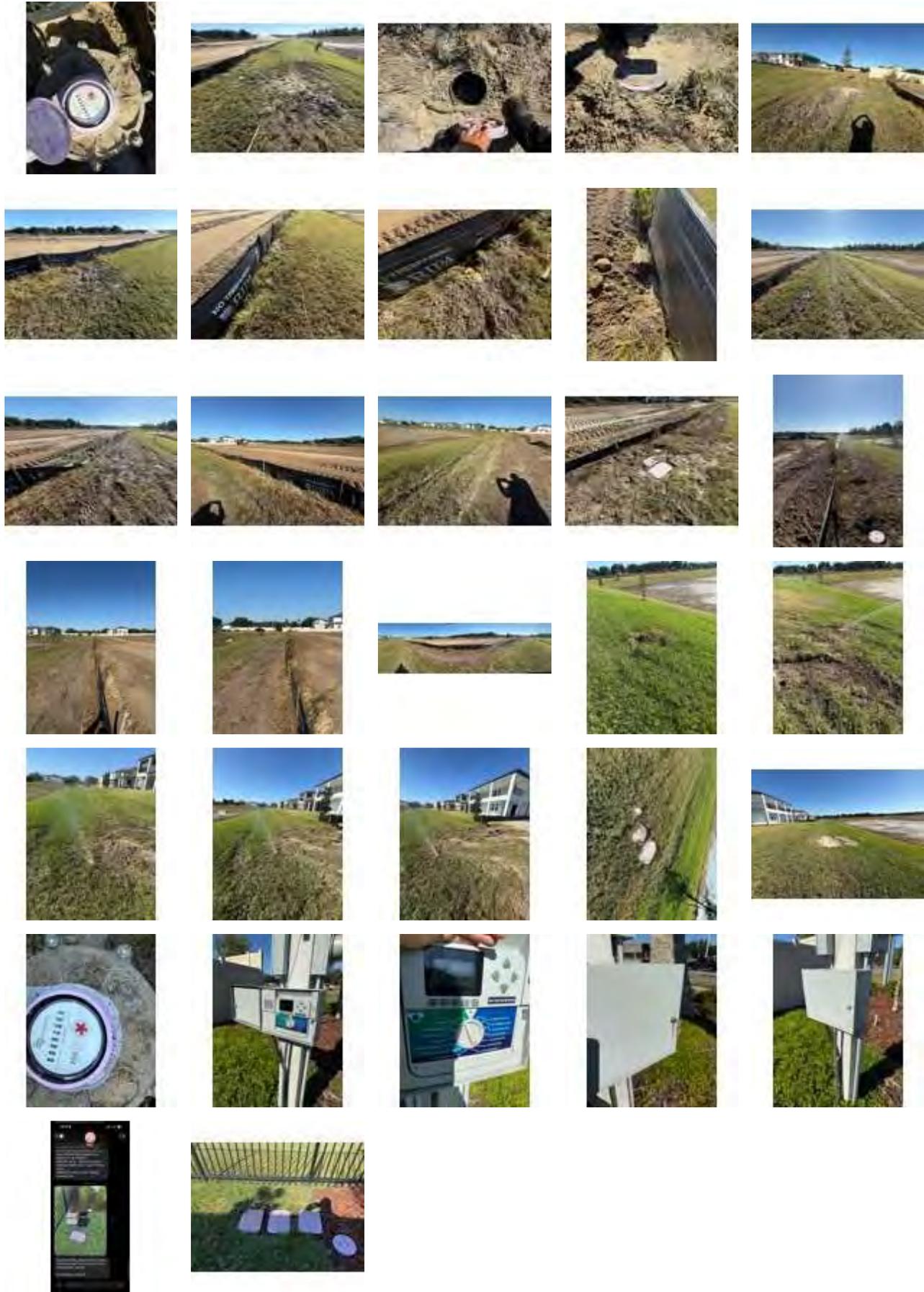
79°F

61°F

Wind: 8 mph

Humidity: 93%

Total Precip: 0"



Job: SM1191 Cobblestone CDD
Title: Service call
Added By: Brian Moore
Log Notes:

On site to check repairs that were supposed to be completed by sunrise.

I found that there were a few repairs made but the valve was still running and stuck which indicates the valves were not replaced.

Weather Conditions:

Mostly sunny

Mon, Nov 3, 2025, 3:42 PM



75°F

59°F

Wind: 10 mph
Humidity: 78%
Total Precip: 0"

Attachments: 3



Nov 3, 2025

Job: SM1191 Cobblestone CDD
Title:
Added By: Nicco Guzman
Log Notes:

Lo quitamos monte en la entrada de la propiedad y se corto las áreas y se trimio

Weather Conditions:

Mostly sunny

Mon, Nov 3, 2025, 7:31 PM



75°F

56°F

Wind: 10 mph
Humidity: 84%
Total Precip: 0"

Attachments: 5



Oct 28, 2025

Job: SM1191 Cobblestone CDD
Title:
Added By: Nicco Guzman
Log Notes:

Se corto laguna y las áreas y se limpio la cerca

Weather Conditions:

Partly cloudy with areas of fog

Tue, Oct 28, 2025, 9:29 AM

80°F

Wind: 9 mph



63°F

Humidity: 96%

Total Precip: 0"

Attachments:

6



ITEM 15



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
2/16/2026 3/18/2026

BILL TO

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

SHIP TO

SM1191(401)
Cobblestone CDD
38049 Cobble Creek Blvd
Zephyrhills FL 33540

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for an initial clean up of the landscape buffer located between District property and the adjacent KB development. Price includes materials, labor, and dump fees.			
*Steadfast will maintain area moving forward at no additional cost to District			
Labor - Per Man Hour	50.00	50.00	2,500.00
Irrigation - Investigate existing irrigation zone			
Not To Exceed Price Listed			
*Locate control valve via valve tracking equipment	1.00	1,000.00	1,000.00
*Make any/all necessary repairs to ensure irrigation is in working order			
*Map out irrigation zone			

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 3,500.00

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): _____

Terrapin Lawn Care, LLC.

30929 Mirada Blvd # 529
San Antonio, FL 33576

+1 (352) 530-2000

WORK ORDER



office@terrapiinlawncare.com

Steadfast Contractors Alliance, LLC
30435 Commerce Drive
San Antonio, FL 33576
Steadfast Contractors Alliance, LLC

SERVICE ADDRESS PRIMARY CONTACT
Cobblestone(SM1191-401) Steadfast Contractors
Steadfast Contractors Alliance, LLC
Alliance, LLC (844) 347-0702 Work
38049 Cobble Creek
Boulevard
Zephyrhills, FL 33540

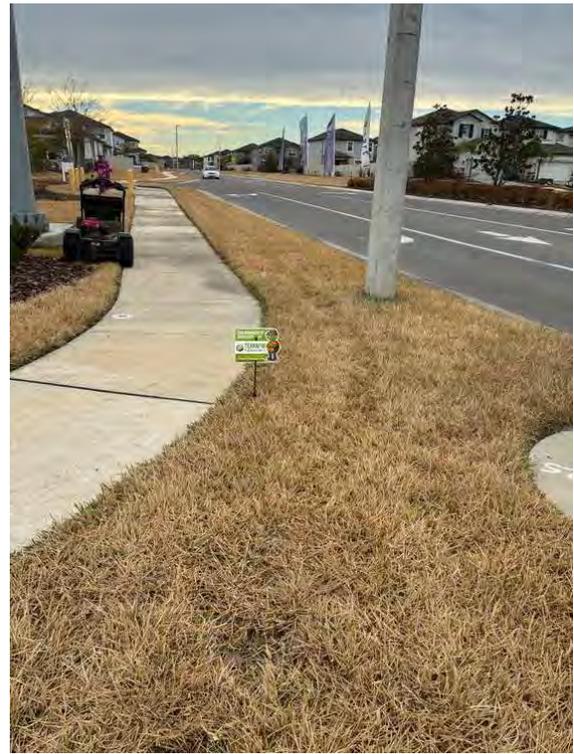
ACCOUNT# 5061

WORK ORDER 21594

02/11/2026

ITEM	QTY
Fire Ant Treatment	
Top Choice - Fire Ant Treatment Application of a granular insecticide.	1
Notes Wind speed: 6mph Wind direction: S Temperature: 65 °F Sky Condition: Clear Humidity: 80% Service Date: 02/11/2026	

MATERIALS	UNIT	DILUTION	METHOD	LOCATION	TARGET	AREA	CUSTOM MATERIAL
Fipronil insecticide	120 lb					60000 Square ft	



Applied fire ant treatment to entryway and amenities center



