

# *Cobblestone Community Development District*

**March 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, March 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 CLS Proposal for Pond Observation Report
  - B. Consideration of Inframark Janitorial Services Proposal
  - C. Discussion of KB Homes Dewatering Case
  - D. Ratification of FDOT Stormwater Facility Agreement
  - E. Approval of the FY2025 Audit
- 5. Consent Agenda**
  - A. Approval of Meeting Minutes
    1. January 28, 2026 Regular Meeting Minutes
    2. February 25, 2026 Regular Meeting Minutes

**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

**B. Acceptance of Financials**

1. February 2026

**C. Acceptance of the Check Registers**

1. February 2026

**D. Consideration of Operations and Maintenance Report**

1. February 2026

**6. Staff Reports**

**A. Field Inspection Report**

1. March 2026 Field Inspection Report

2. March 2026 Sidewalk 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 April 22, 2026 at 10:00 a.m.*



Consolidated Land Services, Inc.

# Estimate

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

Date	Estimate #
3/6/2026	00000461

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

Project
Pond Observation Report

Description	Qty	U/M	Rate	Total
<p>CLS, Inc. to provide services for Two (2) Pond Observation Reports, to include onsite visit, recommended repair option, recommended type of product/material installation and a report of observed pond conditions.</p> <p>Min. \$500 per Pond Observation Report.</p> <p>*It is recognized that Contractor's review of the site conditions is made in Contractor's capacity as a contractor and not as a licensed design professional. To the extent that Contractor provides any incidental services, construction consulting, or value engineering, Project Owner acknowledges that such services are advisory services rendered by Contractor as a contractor and not as a design professional. Contractor shall, in no way, be responsible for, or otherwise be deemed to have provided, any design services.</p> <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>*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>*CLS assumes no liability should this intervention fail to achieve the intended result in mitigating ongoing erosion at or near the MES Outfall Structure.</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>	2	ea	500.00	1,000.00

Approved by:	<i>Estimate Valid for 30 Days.</i> <b>CLS, Inc. Provides Competition Sensitive Pricing.</b>	
	<table border="1"> <tr> <td><b>Total</b></td> <td><b>\$1,000.00</b></td> </tr> </table>	<b>Total</b>
<b>Total</b>	<b>\$1,000.00</b>	



2002 West Grand Parkway North | Suite 100 | Katy, Texas  
 77449  
 6562473501 | nmontagna@inframark.com |  
 www.inframark.com/maintenance

**RECIPIENT:**

**Bryan Radcliff**  
 Cobblestone CDD  
 2926 Ivory Bluff Court  
 Zephyrhills, Florida 33540

Estimate #208	
Sent on	Mar 11, 2026
<b>Total</b>	<b>\$7,200.00</b>

Product/Service	Description	Qty.	Unit Price	Total
Janitorial Services	<p>Janitorial services Twice a week will include:</p> <ul style="list-style-type: none"> <li>· All paper goods Restocked upon each visit or as needed.</li> <li>· Hand soap to be re-filled as needed and will be monitored so that it does not run out.</li> <li>· Scrubbing and disinfecting the toilets, all sinks, all countertop areas, all cabinet areas.</li> <li>· Mirrors, doorknobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom &amp; clubhouse to be cleaned/disinfected.</li> <li>· Sweep, vacuum and mop all floors.</li> <li>· All trash bins to be emptied at each visit and new liners in place.</li> <li>· Replacement of burned-out light bulbs.</li> <li>· Clean/disinfect drinking fountain.</li> <li>· Pick up all trash and debris on clubhouse grounds.</li> <li>· Dust all furniture, pictures, tables, lamps and baseboards in clubhouse.</li> <li>· Blinds and windowsills dusted.</li> <li>· Dust the ceiling and walls of the cabana &amp; light fixtures to remove any bugs, dirt or other debris.</li> <li>· Remove wasp/hornet's nests as needed.</li> </ul> <p>This covers once a week four times a month for a total amount of \$7200</p>	12	\$600.00	\$7,200.00

<b>Total</b>	<b>\$7,200.00</b>
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This quote is valid for the next 30 days, after which values may be subject to change.

This instrument prepared by  
and return to:  
Melissa N. VanSickle  
Kutak Rock LLP  
107 W. College Avenue  
Tallahassee, Florida 32301

## STORMWATER FACILITY AGREEMENT

This Stormwater Facility Agreement (“**Agreement**”) is made this 13<sup>th</sup> day of March, 2026 (the “**Effective Date**”), by COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT (“**District**”), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, its successors and assigns, whose mailing address is c/o Inframark, 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, which is generally depicted in Exhibit “A” (“**District Property**”); and

WHEREAS, the Department is the fee simple owner of certain real property located in Pasco County, Florida, which is generally depicted in Exhibit “B” (“**Department Property**”); and

WHEREAS, the Department is constructing improvements to US 301 in Pasco County, Florida (the “**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 District has designed and permitted its SMF (the “**District’s SMF**”), which has been permitted pursuant to Southwest Florida Water Management District (“**SWFWMD**”) Environmental Resource Permit Number 43026505.004 (as may be modified, the “**District’s Permit**”); and

WHEREAS, the Department will be required to design and permit its own stormwater management facilities (the “**Department’s SMF**”) for the Project, and obtain a separate permit from the SWFWMD (the “**Department Permit**”); and

WHEREAS, the Department has not yet applied for the Department Permit; and

WHEREAS, the District is currently utilizing the District's SMF in connection with the District's stormwater management for the community located in Pasco County, Florida known as "Cobblestone" (the "**Development**"), and the District's SMF is located in the Development and owned by the District; and

WHEREAS, pursuant to the terms set forth in this Agreement, 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 Development, in order to provide the capacity required for a portion of the Project; and

WHEREAS, pursuant to the terms of this Agreement, the District intends to grant the Department an easement over the District's SMF Property (the "**Easement Area**"), which will be legally described and in the form to be agreed upon pursuant to Paragraph 9 hereof; and

WHEREAS, it is the intent of the parties that this Agreement shall encumber the Easement Area; 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, and their successors and assigns.
3. The Department shall diligently pursue and obtain all permits, permit modifications or exemptions necessary for the Department's use of the District's SMF at the Department's sole cost and expense, including but not limited the Department Permit, and an Environmental Resource Permit from the Florida Department of Environmental Protection (collectively, the "**Required Permits**").
  - a. The District shall cooperate with and assist in the good faith procuring of the Required Permits. The Department shall submit any permit application or related documents to the District for review, to ensure consistency with the terms of this Agreement and the District's Permit. Within thirty (30) days of submittal of all documents to the District related to the application for the Department's Permit, 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 and the District's Permit, the District, as the fee simple owner of the District Property, will be a co-applicant, as necessary.

- b. The District's SMF allows the connection and discharge of up to 106.94 acres of impervious area from the Development 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 equals 42.1 acres more or less. The Department agrees that it will not contribute additional discharge to the District's SMF without the prior written consent of the District, which may be withheld in the District's sole discretion.
  - c. The Department covenants and agrees that it shall not take any action which would cause (i) the District's SMF to fail to satisfy the stormwater, water quantity and water quality requirements for the District's SMF, as set forth in the District's Permit, and any other existing or future governmental permit requirements. To the extent permitted by law and without waiving the Department's sovereign immunity or the limits set forth in Section 768.28, Florida Statutes, the Department shall indemnify and hold harmless the District from any claims, damages, or penalties arising from the Department's failure to (i) obtain necessary permits; or (ii) comply with permit requirements. Further, nothing herein shall be construed as consent by either party to be sued by third parties in any manner arising out of this Agreement.
4. The District shall be responsible for any periodic inspections and recertification of the District's SMF required pursuant to the District's Permit, 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 District's 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 District's SMF, then the Department shall take all corrective action within thirty (30) days of receiving written notice from the District. If such required actions are not taken by the Department within such thirty (30) day period, then the District may take the necessary action, and the Department shall reimburse the District for the reasonable costs of such action within thirty (30) days of receiving an invoice therefor. Furthermore, in the event that a failure occurs due to stormwater surface runoff originating from the Project, the Department shall, at its expense, take all necessary corrective action within thirty (30) days of receiving written notice from the District.
  5. 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.

6. The District shall be responsible for maintaining the following drainage structures within the District's 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 District's SMF. Mowing cycles shall be on a quarterly basis.
7. Neither Party shall take any action which will impede and/or diminish the flow of water that is authorized from the property of the other Party.
8. The District hereby grants the Department a non-exclusive, revocable license to access and use the District Property for the purpose of constructing, operating, and maintaining the Department's SMF as described in this Agreement. Provided the Department is in compliance with the terms of this Agreement, this license shall remain in effect until an easement is formally granted as contemplated in Paragraph 9 of this Agreement. The Department shall use the District Property in a manner that is consistent with the terms and conditions of this Agreement and shall not interfere with the District's use and enjoyment of the District Property. The Department acknowledges that this license does not convey any interest in the land and may be terminated by the District upon reasonable notice if any terms of this Agreement are violated by the Department.
9. On or before December 31, 2029, (i) the Department shall provide a legal description for the Department Property which shall be subject to the District's approval; (ii) the Department shall provide a legal description for the Easement Area which shall be subject to the District's approval; and (iii) the Parties shall use best efforts to agree upon the form of an easement agreement whereby the District will allow the use of the Easement Area as contemplated in this Agreement (the "**Easement Agreement**"). The Easement Agreement shall address inflow, outfall control and pond interconnecting drainage structures. If the Parties are unable to agree on the Department Property and the form of the Easement Agreement on or before December 31, 2029, this Agreement shall terminate automatically without further action by either Party, and neither Party shall have any further obligations hereunder except for those obligations that expressly survive termination. Either Party may, but is not required to, file a notice of such termination in the public records of Pasco County, Florida. The District shall be entitled

to unilaterally record an amendment to this Agreement to attach the legal description of the Department Property and Easement Area to this Agreement, but shall first use commercially reasonable efforts to obtain the Department's consent to the amendment.

10. 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 Development. The District shall be responsible for all ongoing maintenance associated with the Improvements. The Parties have the right to inspect the District's SMF as reasonably necessary, without interruption to the Development, to ensure that the facility is functioning consistent with the District's Permit and modifications thereto, and any other existing governmental permit requirements.
11. Each Party shall take all reasonable precautions on their respective property to prevent violations of state water quality standards established by the District's Permit and any modifications thereto and/or any other governmental agency requirements.
12. The District shall have the right to modify, enlarge, or relocate (the "**Alterations**") the District's SMF provided that the minimum capacities described in Paragraph 3(b) are maintained at all times, and are consistent with the District's Permit, 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, the modifications shall reflect the revised legal descriptions and the District shall provide a set of as-built plans to the Department within thirty (30) days of any modification.
13. 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 either the Department or the District 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.

14. 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.

15. This Agreement shall be construed 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. Time is of the essence in executing and implementing this Agreement.
21. Within thirty (30) days of the Effective Date, the Department shall record this Agreement in the public records of Pasco County, Florida, and provide a copy of the recorded Agreement to the District. Notwithstanding the foregoing, it is the intent of the parties that this Agreement shall not encumber the property of either party other than the Easement Area.
22. This Agreement shall commence on the Effective Date and shall continue in perpetuity unless earlier terminated in accordance with the provisions set forth herein.
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: Kutak Rock LLP  
107 W. College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

As to the  
Department: Florida Department of Transportation, District 7  
11201 North Malcolm McKinley Drive  
Tampa, FL 33612-6408  
Attn: Abdul Waris, PE  
District 7 Drainage Design Engineer

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


- Exhibit A – Depiction of District’s Overall Property Boundary
- Exhibit B – Depiction of Department’s Property Benefitted by Easement
- Exhibit B-1–Legal Description of Department’s Property Benefitted by Easement
- Exhibit C – Depiction of Storm Drain Facilities and Drainage Pipes
- Exhibit D–Legal Description of Easement Area

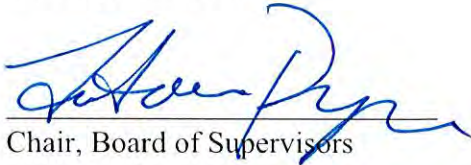
[Remainder of Page Intentionally Left Blank]


IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in their names, their proper officers duly authorized, the day and year first written above.

ATTEST:  
Signed, sealed and delivered in the presence of these two witnesses:

**Cobblestone Community  
Development District**

  
Print Name: Savannah Nelson  
Address: 4211 West Bay Scout Blvd. S. 300  
Tampa FL 33607


  
Chair, Board of Supervisors

  
Print Name: Jared Rossi  
Address: 4211 West Bay Scout Blvd S. 300  
Tampa FL 33607

STATE OF FLORIDA  
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 13th day of March, 2026, by Tatianna Page, as the Chair of Cobblestone Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the District, who is  personally known to me, or  who has produced a valid driver license \_\_\_\_\_ as identification.



  
Notary Public, State of Florida  
Print Name: Nicole M Hall  
Commission No.: HH 709897  
My Commission Expires: 11/08/2029  
[Notary Stamp]

ATTEST:  
Signed, sealed and delivered in the  
presence of these two witnesses:

State of Florida, Department of  
Transportation

Karen Corman  
Print Name: Karen Corman  
Address: 11201 N. McKinley Dr  
Tampa, FL 33612

Kelli Bradley  
Print Name: Kelli Bradley  
Its: Dir. Transportation Development

Marta Hernandez  
Print Name: Marta Hernandez  
Address: 11201 N. McKinley Dr.  
Tampa, FL 33612

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 13 day of March, 2026, by Kelli Bradley, as  
Dir. of Transportation of the State of Florida, Department of Transportation, on behalf of the entity,  
who is  personally known to me, or  who has produced a valid driver license  
as identification.

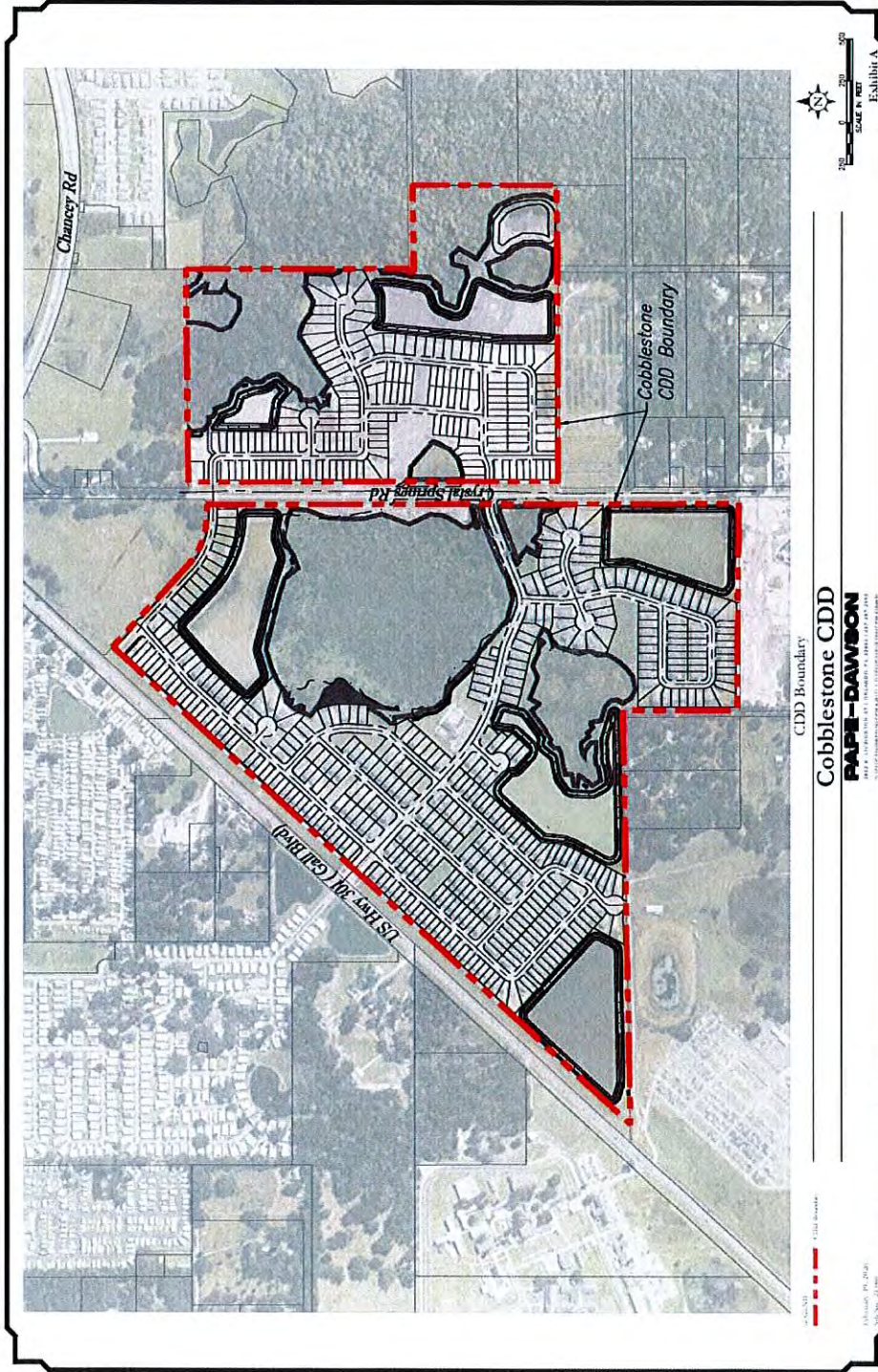
Toshia Willis  
Notary Public, State of Florida  
Print Name: Toshia Willis  
Commission No.: HH 407604  
My Commission Expires: 7-16-2027  
[Notary Stamp]



TOSHIA WILLIS  
Commission # HH 407604  
Expires July 16, 2027

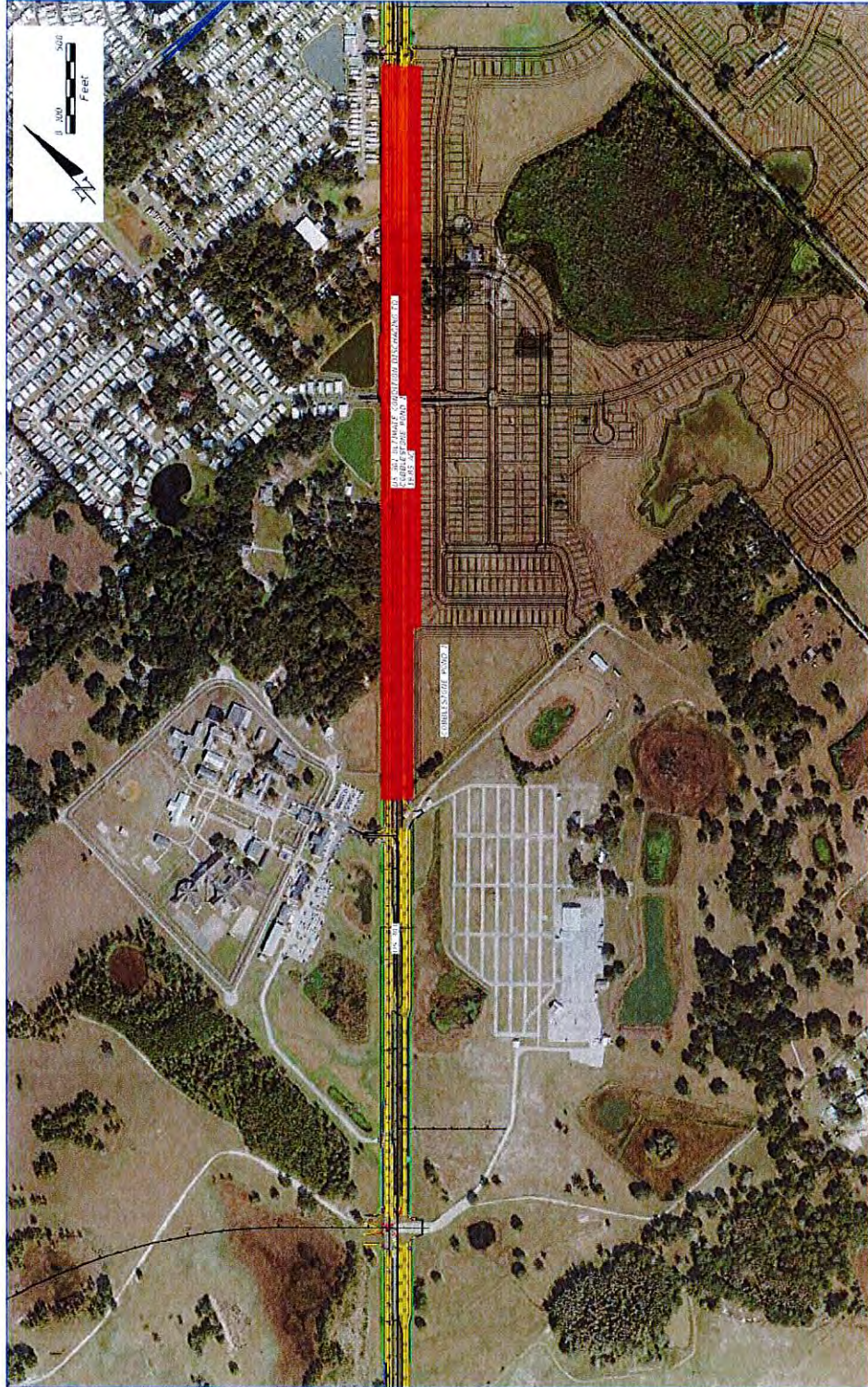
# EXHIBIT "A"

## Depiction of District's Overall Property Boundary



# EXHIBIT "B"

## Depiction of Department's Property Benefitted by Easement



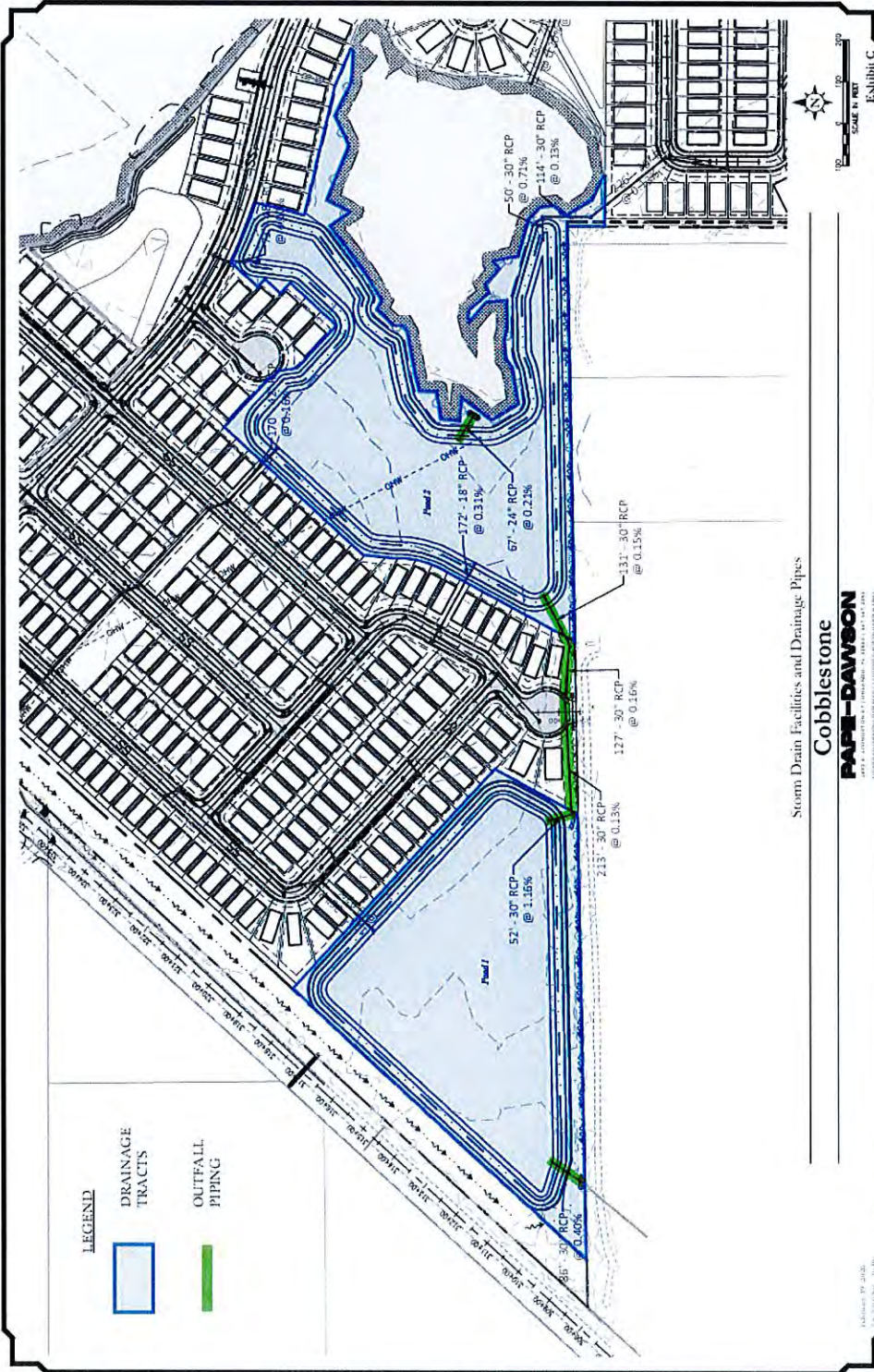
**EXHIBIT “B-1”**

**Legal Description of Department’s Property Benefitted by Easement**

**[To be inserted by Amendment as set forth in this Agreement]**

# EXHIBIT "C"

## Depiction of Storm Drain Facilities and Drainage Pipes



**EXHIBIT “D”**

**Exhibit D—Legal Description of Easement Area**

**[To be inserted by Amendment as set forth in this Agreement]**

**COBBLESTONE  
COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

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

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

## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Cobblestone Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

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

#### ***Responsibilities of Management for the Financial Statements***

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

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

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS, we:

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

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

#### ***Required Supplementary Information***

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

#### ***Other Information Included in the Financial Report***

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

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 9, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 9, 2026

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cobblestone Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$324,879).
- The change in the District's total net position in comparison with the prior fiscal year was \$214,453, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined fund balances of \$515,052, a decrease of (\$410,259) in comparison with the prior fiscal year. The total fund balance is nonspendable for prepaid items and deposits, restricted for debt service and capital projects, and the remainder is unassigned deficit fund balance in the general fund.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

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

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

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 709,947	\$ 958,474
Capital assets, net of depreciation	7,459,564	6,990,933
Total assets	<u>8,169,511</u>	<u>7,949,407</u>
Current liabilities	349,612	190,593
Long-term liabilities	8,144,778	8,298,146
Total liabilities	<u>8,494,390</u>	<u>8,488,739</u>
Net Position		
Net investment in capital assets	(681,907)	(847,110)
Restricted	357,028	258,958
Unrestricted	-	48,820
Total net position	<u>\$ (324,879)</u>	<u>\$ (539,332)</u>

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 886,384	\$ 560,684
Operating grants and contributions	175,024	71,922
Capital grants and contributions	11,835	9,390
General revenues	939	-
Total revenues	<u>1,074,182</u>	<u>641,996</u>
Expenses:		
General government	187,909	111,634
Maintenance and operations	253,626	129,947
Recreation	41,834	12,576
Bond issuance costs	-	233,500
Interest	<u>376,360</u>	<u>299,085</u>
Total expenses	<u>859,729</u>	<u>786,742</u>
Change in net position	214,453	(144,746)
Net position - beginning	<u>(539,332)</u>	<u>(394,586)</u>
Net position - ending	<u>\$ (324,879)</u>	<u>\$ (539,332)</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2025, was \$859,729. The costs of the District's activities were funded by program revenues. Program revenues, comprised primarily of developer contributions and assessments, increased during the current fiscal year as a result of an increase in assessments. The District also received funds from investment earnings which are included in program revenues. The majority of the increase in expenses was the result of an increase in maintenance and operations costs.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$7,459,564 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had \$8,125,000 Bonds outstanding and a \$62,895 loan outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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

Subsequent to fiscal year end, the District issued \$3,950,000 of Special Assessment Revenue Bonds Series 2025, consisting of multiple term bonds with due dates ranging from May 1, 2034 to May 1, 2055 and fixed interest rates ranging from 4.5% to 5.7%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 137,030
Prepaid items	15,693
Deposits	42,172
Restricted assets:	
Investments	515,052
Capital assets:	
Nondepreciable	7,459,564
Total assets	8,169,511
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	25,921
Due to developer	168,974
Accrued interest payable	154,717
Non-current liabilities:	
Due within one year	160,000
Due in more than one year	7,984,778
Total liabilities	8,494,390
 <b>NET POSITION</b>	
Net investment in capital assets	(681,907)
Restricted for debt service	357,028
Total net position	\$ (324,879)

See notes to the financial statements

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>	
Primary government:					
Governmental activities:					
General government	\$ 187,909	\$ 187,909	\$ -	\$ -	\$ -
Maintenance and operations	253,626	92,471	153,230	11,835	3,910
Recreation	41,834	-	-	-	(41,834)
Interest on long-term debt	376,360	606,004	21,794	-	251,438
Total governmental activities	859,729	886,384	175,024	11,835	213,514
		General revenues:			
		Unrestricted investment earnings			867
		Miscellaneous revenues			72
		Total general revenues			939
		Change in net position			214,453
		Net position - beginning			(539,332)
		Net position - ending			\$ (324,879)

See notes to the financial statements

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 137,030	\$ -	\$ -	\$ 137,030
Investments	-	511,923	3,129	515,052
Due from other funds	-	-	178	178
Prepaid items	15,693	-	-	15,693
Deposits	42,172	-	-	42,172
Total assets	<u>\$ 194,895</u>	<u>\$ 511,923</u>	<u>\$ 3,307</u>	<u>\$ 710,125</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 25,921	\$ -	\$ -	\$ 25,921
Due to developer	168,974	-	-	168,974
Due to other funds	-	178	-	178
Total liabilities	<u>194,895</u>	<u>178</u>	<u>-</u>	<u>195,073</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	57,865	-	-	57,865
Restricted for:				
Debt service	-	511,745	-	511,745
Capital projects	-	-	3,307	3,307
Unassigned	(57,865)	-	-	(57,865)
Total fund balances	<u>-</u>	<u>511,745</u>	<u>3,307</u>	<u>515,052</u>
Total liabilities and fund balances	<u>\$ 194,895</u>	<u>\$ 511,923</u>	<u>\$ 3,307</u>	<u>\$ 710,125</u>

See notes to the financial statements

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 515,052

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

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

Cost of capital assets	7,459,564	
Accumulated depreciation	-	7,459,564

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

Accrued interest payable	(154,717)	
Loan payable	(62,895)	
Bonds payable	(8,081,883)	(8,299,495)

Net position of governmental activities		<u>\$ (324,879)</u>
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See notes to the financial statements

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 280,380	\$ 606,004	\$ -	\$ 886,384
Developer contributions	153,230	-	-	153,230
Miscellaneous income	72	-	-	72
Interest income	867	21,794	11,835	34,496
Total revenues	<u>434,549</u>	<u>627,798</u>	<u>11,835</u>	<u>1,074,182</u>
<b>EXPENDITURES</b>				
Current:				
General government	187,909	-	-	187,909
Maintenance and operations	253,626	-	-	253,626
Recreation	41,834	-	-	41,834
Debt Service:				
Principal	-	155,000	-	155,000
Interest	-	377,441	-	377,441
Capital outlay	-	-	468,631	468,631
Total expenditures	<u>483,369</u>	<u>532,441</u>	<u>468,631</u>	<u>1,484,441</u>
Excess (deficiency) of revenues over (under) expenditures	(48,820)	95,357	(456,796)	(410,259)
Fund balances - beginning	<u>48,820</u>	<u>416,388</u>	<u>460,103</u>	<u>925,311</u>
Fund balances - ending	<u>\$ -</u>	<u>\$ 511,745</u>	<u>\$ 3,307</u>	<u>\$ 515,052</u>

See notes to the financial statements

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	(410,259)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		468,631
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		155,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount		(1,632)
Change in accrued interest		2,713
		214,453
Change in net position of governmental activities	\$	214,453

See notes to the financial statements

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

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

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

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, two of the Board members are affiliated with M/I Homes of Tampa, LLC ("Developer").

The Board has the final responsibility for:

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

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

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

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

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

### **Assessments**

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

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

### **Capital Projects Fund**

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

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

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

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

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

#### Deposits and Investments

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

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

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

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

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

#### Prepaid Items

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

#### Capital Assets

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

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

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

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Unearned Revenue

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

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

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

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

#### Fund Equity/Net Position

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

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

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

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

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

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

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

### **Other Disclosures**

#### Use of Estimates

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

## **NOTE 3 – BUDGETARY INFORMATION**

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

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

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

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

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

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2025:

Investment	Amortized cost	Credit Risk	Maturities
US Bank Mmkt	\$ 515,052	N/A	N/A
Total Investments	\$ 515,052		

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

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

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

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

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

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

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

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

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

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 6,990,933	\$ 468,631	\$ -	\$ 7,459,564
Total capital assets, not being depreciated	6,990,933	468,631	-	7,459,564
Governmental activities capital assets, net	\$ 6,990,933	\$ 468,631	\$ -	\$ 7,459,564

## **NOTE 5 – CAPITAL ASSETS (Continued)**

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

During the current fiscal year, the District acquired infrastructure improvements from the Developer for a total cost of \$456,293.

## **NOTE 6 – LONG-TERM LIABILITIES**

### **Series 2022**

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

### **Series 2024**

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

**NOTE 6 – LONG-TERM LIABILITIES (Continued)**

**Loan Payable**

On August 4, 2023, the District entered into an agreement with Withlacoochee River Electric Cooperative (“WREC”) for street and outdoor lighting. The terms of the agreement required the District to pay a deposit of \$62,895 to WREC. The District has borrowed \$62,895 from the Developer in order to pay the deposit. During the current fiscal year the District received a refund of \$21,023 on the deposit with WREC, which was repaid by the District to WREC subsequent to fiscal end in October 2025, therefore the balance owed to the Developer remains as \$62,895 as of September 30, 2025.

**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds Payable					
Series 2022-1	\$ 3,605,000	\$ -	\$ 75,000	\$ 3,530,000	\$ 80,000
Less Bond discount	(26,597)	-	(970)	(25,627)	-
Series 2022-2	2,085,000	-	40,000	2,045,000	40,000
Less Bond discount	(18,152)	-	(662)	(17,490)	-
Series 2024	2,590,000	-	40,000	2,550,000	40,000
Direct borrowings					
Loan proceeds	62,895	-	-	62,895	-
Total	<u>\$ 8,298,146</u>	<u>\$ -</u>	<u>\$ 153,368</u>	<u>\$ 8,144,778</u>	<u>\$ 160,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 160,000	\$ 371,320	\$ 531,320
2027	165,000	365,420	530,420
2028	175,000	359,292	534,292
2029	185,000	352,306	537,306
2030	185,000	344,900	529,900
2031-2035	1,065,000	1,600,866	2,665,866
2036-2040	1,325,000	1,339,340	2,664,340
2041-2045	1,680,000	1,006,045	2,686,045
2046-2050	2,120,000	574,696	2,694,696
2051-2053	1,065,000	97,347	1,162,347
	<u>\$ 8,125,000</u>	<u>\$ 6,411,532</u>	<u>\$ 14,536,532</u>

**NOTE 7 – DEVELOPER TRANSACTIONS**

The Developers have agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$153,230. The Developer has provided funding in excess of amounts needed to fund the general operations in the amount of \$168,974, which is recorded as due to Developer as of September 30, 2025.

During the current fiscal year, the Developer provided a short-term loan of \$100,000 which was promptly repaid by the District during the current fiscal year.

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

**NOTE 8 – CONCENTRATION**

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

## **NOTE 9 – MANAGEMENT COMPANY**

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

## **NOTE 10 – RISK MANAGEMENT**

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

## **NOTE 11 - SUBSEQUENT EVENTS**

### **Bond Issuance**

Subsequent to fiscal year end, the District issued \$3,950,000 of Special Assessment Revenue Bonds Series 2025, consisting of multiple term bonds with due dates ranging from May 1, 2034 to May 1, 2055 and fixed interest rates ranging from 4.5% to 5.7%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

### **Developer Transactions**

Subsequent to fiscal year end the District paid the Developer \$3,545,113 for the acquisition of infrastructure improvements using proceeds from the newly issued Series 2025 Bonds.

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
<b>REVENUES</b>			
Assessments	\$ 94,174	\$ 280,380	\$ 186,206
Developer contributions	468,493	153,230	(315,263)
Miscellaneous revenue	-	72	72
Interest	-	867	867
Total revenues	<u>562,667</u>	<u>434,549</u>	<u>(128,118)</u>
<b>EXPENDITURES</b>			
Current:			
General government	126,825	187,909	(61,084)
Maintenance and operations	387,392	253,626	133,766
Parks and recreation	48,450	41,834	6,616
Total expenditures	<u>562,667</u>	<u>483,369</u>	<u>79,298</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>(48,820)</u>	<u>\$ (48,820)</u>
Fund balance - beginning		<u>48,820</u>	
Fund balance - ending		<u>\$ -</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	N/A
Independent contractor compensation	N/A
Construction projects to begin on or after October 1; (>\$65K)	\$0
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$919.13 - 1,148.91 Debt service - \$1,233.52 - \$1,542.28
Special assessments collected	\$886,384
Outstanding Bonds:	
Series 2022-1, due May 1, 2051	\$3,530,000
Series 2022-2, due May 1, 2053	\$2,045,000
Series 2024, due May 1, 2053	\$2,550,000



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cobblestone Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 9, 2026.

**Report on Internal Control Over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

**Purpose of this Report**

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

March 9, 2026



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

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

We have examined Cobblestone Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

March 9, 2026



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

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

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Cobblestone Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 9, 2026.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 9, 2026, should be considered in conjunction with this management letter.

**Purpose of this Letter**

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

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

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

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

March 9, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

**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

43

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

**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, February 25, 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	(via phone)
8	Aaron Spinks	Vice Chairperson	
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	(via phone)
17	Tyson Waag	District Engineer	(via phone)
18	Paul Young	Field Services	
19	Nancy Hix	Inframark Accounting	(via phone)
20	Jason Combee	Steadfast Landscaping	
21	Christian Kline	Stantec	(via phone)
22			

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

26  
27 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

29  
30 **SECOND ORDER OF BUSINESS** **Audience Comments**

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

32  
33 **THIRD ORDER OF BUSINESS** **Accountant Summary**

34 Ms. Hix presented the accounting summary.

35  
36 **FOURTH ORDER OF BUSINESS** **Business Items**

37 **A. Consideration of Landscape Buffer Maintenance**

38 **1. Photos**

39 **2. Steadfast Landscape Buffer Proposal**

40 The Board reviewed photos of the landscape buffer located off of pond 3, adjacent to  
41 the *KB Homes* project.

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On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, *Steadfast* Landscape Buffer Maintenance, was approved. 5-0

**B. Discussion of Winter Damaged Landscape Proposals**

- 1. Steadfast Frost Damage Report**
- 2. Frost Damage Proposals**

The Board approved the following proposals with a total not-to-exceed amount of one hundred and twenty thousand dollars (\$120,000):

- Cold hardy option for 301 frontage frost damaged plant replacement,
- New landscape design for the amenity center frost damaged plant replacement and
- New landscape design option 1 for the main entrance frost damaged plant replacement.

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Winter Damaged Landscape Proposals, with a total not-to-exceed amount of one hundred and twenty dollars (\$120,000), as described above, was approved. 5-0

**C. Consideration of FDOT Storm Drain Agreement**

Mr. Earlywine updated the Board on the status of the FDOT Storm Drain agreement and advised that we should have a completed agreement by the next meeting.

**D. Discussion of KB Homes Dewatering**

Mr. Radcliff updated the Board on the status and timeline of events regarding the *KB Homes* Dewatering event. The Board agreed to designate the Ms. Pagan, to discuss options going forward during a scheduled call later in the week.

**E. Consideration of Pond 3 Erosion Repairs**

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

The Board reviewed the new proposal submitted by RIPA for pond 3 erosion repairs. Mr. Radcliff advised the Board that the RIPA proposal along with the existing proposal from *CLS* will be sent to *KB Homes* for review.

**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**

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On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, Annual Arbitrage Reports, items 1 through 3, as detailed above, was accepted. 5-0

- FIFTH ORDER OF BUSINESS** **Consent Agenda**
- A. Approval of Meeting Minutes January 28, 2026 Regular Meeting**
- B. Acceptance of Financials January 2026**
- C. Acceptance of the Check Registers January 2026**
- D. Consideration of Operations and Maintenance Report January 2026**

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

**SIXTH ORDER OF BUSINESS** **Staff Reports**

- A. Field Inspections Report-February**  
The February Field Inspections Report was presented, a copy of which was included in the agenda package.
- B. District Counsel**  
Mr. Earlywine updated the Board on some deed work they are working on.
- C. District Engineer**  
There being no reports, the next item followed.
- D. District Manager**  
Mr. Radcliff updated the Board on amenity repairs

**SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS** **Audience Comments**

A resident commented on the parking policy. Mr. Earlywine as well Mr. Radcliff responded.

**NINTH ORER OF BUSINESS** **Adjournment**

There being no further business,

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, the meeting was adjourned at 11:00 a.m. 5-0

\_\_\_\_\_  
Bryan Radcliff  
District Manager

\_\_\_\_\_  
Tatiana Pagan  
Chairperson

***Cobblestone  
Community  
Development  
District***

***Financial Report***

***February 28, 2026***

**CLEAR PARTNERSHIPS**



**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	PROJECTS	FUND	DEBT FUND	
<b>ASSETS</b>												
Cash - Operating Account	\$ 154,277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,277
Due From Other Funds	119	-	-	-	2	410	-	113	-	-	-	644
Investments:												
Acquisition & Construction Account	-	-	-	-	-	848	959	1,372	5,391	-	-	8,570
Reserve Fund	-	113,343	63,789	91,024	137,013	-	-	-	-	-	-	405,169
Revenue Fund	-	236,096	150,673	204,072	1,610	-	-	-	-	-	-	592,451
Utility Deposits - TECO	41,872	-	-	-	-	-	-	-	-	-	-	41,872
Utility Deposits	300	-	-	-	-	-	-	-	-	-	-	300
Fixed Assets												
Construction Work In Process	-	-	-	-	-	-	-	-	-	7,459,564	-	7,459,564
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	12,186,860	12,186,860
<b>TOTAL ASSETS</b>	<b>\$ 196,568</b>	<b>\$ 349,439</b>	<b>\$ 214,462</b>	<b>\$ 295,096</b>	<b>\$ 138,625</b>	<b>\$ 1,258</b>	<b>\$ 959</b>	<b>\$ 1,485</b>	<b>\$ 5,391</b>	<b>\$ 7,459,564</b>	<b>\$ 12,186,860</b>	<b>\$ 20,849,707</b>
<b>LIABILITIES</b>												
Accounts Payable	\$ 6,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,050
Loan Payable	-	-	-	-	-	-	-	-	-	-	62,895	62,895
Due To Developer	168,974	-	-	-	-	-	-	-	-	-	-	168,974
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
<b>TOTAL LIABILITIES</b>	<b>175,024</b>	<b>388</b>	<b>83</b>	<b>168</b>	<b>-</b>	<b>-</b>	<b>3</b>	<b>-</b>	<b>2</b>	<b>-</b>	<b>12,137,895</b>	<b>12,313,563</b>

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	SERIES 2022-1	SERIES 2022-2	SERIES 2024	SERIES 2025	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
		FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	PROJECTS	FUND	DEBT FUND	
<b>FUND BALANCES</b>												
Restricted for:												
Debt Service	-	349,051	214,379	294,928	138,625	-	-	-	-	-	-	996,983
Capital Projects	-	-	-	-	-	1,258	956	1,485	5,389	-	-	9,088
Unassigned:	21,544	-	-	-	-	-	-	-	-	7,459,564	48,965	7,530,073
<b>TOTAL FUND BALANCES</b>	<b>21,544</b>	<b>349,051</b>	<b>214,379</b>	<b>294,928</b>	<b>138,625</b>	<b>1,258</b>	<b>956</b>	<b>1,485</b>	<b>5,389</b>	<b>7,459,564</b>	<b>48,965</b>	<b>8,536,144</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 196,568</b>	<b>\$ 349,439</b>	<b>\$ 214,462</b>	<b>\$ 295,096</b>	<b>\$ 138,625</b>	<b>\$ 1,258</b>	<b>\$ 959</b>	<b>\$ 1,485</b>	<b>\$ 5,391</b>	<b>\$ 7,459,564</b>	<b>\$ 12,186,860</b>	<b>\$ 20,849,707</b>

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,372	\$ 1,372	0.00%
Interest - Tax Collector	-	591	591	0.00%
Special Assmnts- Tax Collector	263,946	263,692	(254)	99.90%
Special Assmnts- CDD Collected	-	51,698	51,698	0.00%
Developer Contribution	298,721	-	(298,721)	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
<b>TOTAL REVENUES</b>	<b>562,667</b>	<b>317,378</b>	<b>(245,289)</b>	<b>56.41%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	7,200	2,400	4,800	33.33%
ProfServ-Dissemination Agent	5,000	2,917	2,083	58.34%
ProfServ-Info Technology	500	300	200	60.00%
ProfServ-Recording Secretary	2,400	2,250	150	93.75%
Field Services	12,000	6,000	6,000	50.00%
District Counsel	40,000	25,860	14,140	64.65%
District Engineer	10,000	15,574	(5,574)	155.74%
Administrative Services	4,500	2,250	2,250	50.00%
District Manager	25,000	13,000	12,000	52.00%
Accounting Services	9,000	7,750	1,250	86.11%
Website Compliance	1,800	4,325	(2,525)	240.28%
Postage, Phone, Faxes, Copies	500	257	243	51.40%
Rentals - General	1,100	662	438	60.18%
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	1,186	(986)	593.00%
Financial & Revenue Collections	5,000	2,500	2,500	50.00%
Payroll Services	-	15	(15)	0.00%
Website Administration	1,200	1,200	-	100.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>146,378</b>	<b>105,015</b>	<b>41,363</b>	<b>71.74%</b>
<b><u>Electric Utility Services</u></b>				
Electric Utility Services	18,000	5,354	12,646	29.74%
Electricity - Streetlights	75,000	29,227	45,773	38.97%
<b>Total Electric Utility Services</b>	<b>93,000</b>	<b>34,581</b>	<b>58,419</b>	<b>37.18%</b>

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>Water Utility Services</u></b>				
Utility - Water	4,500	15,402	(10,902)	342.27%
<b>Total Water Utility Services</b>	<b>4,500</b>	<b>15,402</b>	<b>(10,902)</b>	<b>342.27%</b>
<b><u>Landscape Services</u></b>				
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%
<b>Total Landscape Services</b>	<b>11,000</b>	<b>-</b>	<b>11,000</b>	<b>0.00%</b>
<b><u>Amenities</u></b>				
Clubhouse - Facility Janitorial Service	8,400	5,047	3,353	60.08%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	14,400	11,085	3,315	76.98%
Security Monitoring Services	6,300	-	6,300	0.00%
Telephone/Fax/Internet Services	1,200	904	296	75.33%
Garbage	2,800	-	2,800	0.00%
R&M-Other Landscape	5,000	6,708	(1,708)	134.16%
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	70,265	34,735	66.92%
Recreation / Park Facility Maintenance	7,500	527	6,973	7.03%
Plant Replacement Program	10,000	10,275	(275)	102.75%
Irrigation Maintenance	12,000	1,821	10,179	15.18%
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	3,469	531	86.73%
Dog Waste Station Service & Supplies	3,900	-	3,900	0.00%
Pool Permits	500	-	500	0.00%
<b>Total Amenities</b>	<b>221,550</b>	<b>123,481</b>	<b>98,069</b>	<b>55.74%</b>

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>Reserves</u></b>				
Misc-Contingency	90,739	17,355	73,384	19.13%
<b>Total Reserves</b>	<b>90,739</b>	<b>17,355</b>	<b>73,384</b>	<b>19.13%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>567,167</b>	<b>295,834</b>	<b>271,333</b>	<b>52.16%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(4,500)	21,544	26,044	-478.76%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(4,500)	-	4,500	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(4,500)</b>	<b>-</b>	<b>4,500</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (4,500)</u>	<u>\$ 21,544</u>	<u>\$ 35,044</u>	<u>-478.76%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		-		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 21,544</b></u>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,345	\$ 3,345	0.00%
Special Assmnts- Tax Collector	225,450	197,911	(27,539)	87.78%
Special Assmnts- CDD Collected	-	6,672	6,672	0.00%
<b>TOTAL REVENUES</b>	<b>225,450</b>	<b>207,928</b>	<b>(17,522)</b>	<b>92.23%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	145,450	73,405	72,045	50.47%
<b>Total Debt Service</b>	<b>225,450</b>	<b>73,405</b>	<b>152,045</b>	<b>32.56%</b>
<b>TOTAL EXPENDITURES</b>	<b>225,450</b>	<b>73,405</b>	<b>152,045</b>	<b>32.56%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	134,523	134,523	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>214,528</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 349,051</b>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,113	\$ 2,113	0.00%
Special Assmnts- Tax Collector	124,730	132,898	8,168	106.55%
Special Assmnts- CDD Collected	-	4,480	4,480	0.00%
<b>TOTAL REVENUES</b>	<b>124,730</b>	<b>139,491</b>	<b>14,761</b>	<b>111.83%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	84,730	42,705	42,025	50.40%
<b>Total Debt Service</b>	<b>124,730</b>	<b>42,705</b>	<b>82,025</b>	<b>34.24%</b>
<b>TOTAL EXPENDITURES</b>	<b>124,730</b>	<b>42,705</b>	<b>82,025</b>	<b>34.24%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	96,786	96,786	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>117,593</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 214,379</b>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,063	\$ 3,063	0.00%
Special Assmnts- Tax Collector	178,190	175,863	(2,327)	98.69%
Special Assmnts- CDD Collected	-	5,929	5,929	0.00%
<b>TOTAL REVENUES</b>	<b>178,190</b>	<b>184,855</b>	<b>6,665</b>	<b>103.74%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	138,190	69,550	68,640	50.33%
<b>Total Debt Service</b>	<b>178,190</b>	<b>69,550</b>	<b>108,640</b>	<b>39.03%</b>
<b>TOTAL EXPENDITURES</b>	<b>178,190</b>	<b>69,550</b>	<b>108,640</b>	<b>39.03%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	115,305	115,305	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>179,623</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 294,928</b>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,371	\$ 1,371	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,371</b>	<b>1,371</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	1,371	1,371	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	241	241	0.00%
Bond Proceeds	-	137,013	137,013	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>137,254</b>	<b>137,254</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 138,625</u>	<u>\$ 138,625</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 138,625</u></b>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 356	\$ 356	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>356</b>	<b>356</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	356	356	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>902</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,258</u></b>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 15	\$ 15	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>15</b>	<b>15</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	15	15	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>941</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 956</u></b>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 21	\$ 21	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>21</b>	<b>21</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	21	21	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,464</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,485</u></b>		

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 255	\$ 255	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>255</b>	<b>255</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>-</b>	<b>183,500</b>	<b>(183,500)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	3,545,113	(3,545,113)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>3,545,113</b>	<b>(3,545,113)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>3,728,613</b>	<b>(3,728,613)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,728,358)	(3,728,358)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond Proceeds	-	3,733,988	3,733,988	0.00%
Operating Transfers-Out	-	(241)	(241)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>3,733,747</b>	<b>3,733,747</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 5,389	\$ 5,389	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 5,389</b>		

# Bank Account Statement

Wednesday, March 11, 2026

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Cobblestone CDD

**Bank Account No.** 4096  
**Statement No.** 02\_26

**Statement Date** 02/28/2026

<b>G/L Account No. 101001 Balance</b>	154,276.99	<b>Statement Balance</b>	161,381.20
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	161,381.20
<b>Subtotal</b>	154,276.99	<b>Outstanding Checks</b>	-7,104.21
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	154,276.99
<b>Ending G/L Balance</b>	154,276.99		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							0.00
02/03/2026		JE001048	Special Assmnts-CDD Collected	mi title #18375	863.98	863.98	0.00
02/10/2026		JE001050	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	4,855.59	4,855.59	0.00
02/12/2026		JE001085	Special Assmnts-CDD Collected	Truist Bank	1,079.98	1,079.98	0.00
02/27/2026		JE001094	Other Miscellaneous Revenues	Truist Bank mo22436655828 Sekhor	25.00	25.00	0.00
02/27/2026		JE001098	Interest - Investments	Interest Earned	220.10	220.10	0.00
02/18/2026		JE001118	Special Assmnts-CDD Collected	Truist Bank	1,079.98	1,079.98	0.00
02/03/2026		JE001119	Special Assmnts-CDD Collected	Truist Bank	1,727.96	1,727.96	0.00
<b>Total Deposits</b>					9,852.59	9,852.59	0.00
<b>Checks</b>							0.00
01/27/2026	Payment	1548	TIMES PUBLISHING COMPANY	Check for Vendor V00006	-141.20	-141.20	0.00
01/30/2026	Payment	1549	ARBITRAGE REBATE COUNSELORS LLC	Check for Vendor V00061	-1,200.00	-1,200.00	0.00
01/30/2026	Payment	1551	PASCO COUNTY UTILITIES	Check for Vendor V00020	-1,635.19	-1,635.19	0.00
01/30/2026	Payment	1552	REDWIRE,LLC	Check for Vendor V00033	-565.00	-565.00	0.00
02/04/2026	Payment	1553	ERIN MCCORMICK LAW, PA	Check for Vendor V00007	-3,655.00	-3,655.00	0.00
02/06/2026	Payment	1554	CHARTER COMMUNICATION S	Check for Vendor V00048	-178.96	-178.96	0.00
02/09/2026	Payment	1555	COOPER POOLS INC.	Check for Vendor V00047	-1,990.00	-1,990.00	0.00
02/09/2026	Payment	1556	INFRAMARK LLC	Check for Vendor V00013	-6,500.00	-6,500.00	0.00
02/11/2026	Payment	1557	COBBLESTONE CDD	Check for Vendor V00010	-3,225.01	-3,225.01	0.00

# Bank Account Statement

Wednesday, March 11, 2026

Cobblestone CDD

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**Bank Account No.** 4096

**Statement No.** 02\_26

**Statement Date**

02/28/2026

Date	Type	Check No.	Description	Check No.	Debit	Credit	Balance
02/12/2026	Payment	1558	ELI PREMIER SERVICES LLC	Check for Vendor V00058	-700.00	-700.00	0.00
02/17/2026	Payment	1559	ERIN MCCORMICK LAW, PA	Check for Vendor V00007	-2,408.90	-2,408.90	0.00
02/17/2026	Payment	1560	INFRAMARK LLC	Check for Vendor V00013	-125.00	-125.00	0.00
02/17/2026	Payment	1561	KUTAK ROCK LLP STANTEC	Check for Vendor V00062	-2,237.50	-2,237.50	0.00
02/17/2026	Payment	1562	CONSULTING SERVICES, INC	Check for Vendor V00026	-7,454.75	-7,454.75	0.00
02/17/2026	Payment	1563	STEADFAST MAINTENANCE	Check for Vendor V00037	-11,080.66	-11,080.66	0.00
02/19/2026	Payment	300026	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 021126-2246429-ACH	-1,376.65	-1,376.65	0.00
02/19/2026	Payment	300027	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 021126-2349562-ACH	-871.80	-871.80	0.00
02/19/2026	Payment	300028	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 021126-2371302-ACH	-660.49	-660.49	0.00
02/19/2026	Payment	300029	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 021126-2246427-ACH	-50.30	-50.30	0.00
02/26/2026	Payment	1567	INFRAMARK LLC	Check for Vendor V00013	-12.58	-12.58	0.00
02/23/2026		JE001096	Bank Fees	Bank Fees	-240.70	-240.70	0.00
02/27/2026		JE001097	Payroll Services	ADP Payroll services	-400.00	-400.00	0.00
02/03/2026		JE001126	Supervisor Fees	Supervisor Fees	-400.00	-400.00	0.00
<b>Total Checks</b>					<b>-47,109.69</b>	<b>-47,109.69</b>	<b>0.00</b>

## Adjustments

### Total Adjustments

### Outstanding Checks

02/03/2026		JE001049	Special Assmnts-CDD Collected	mi title 18381			-863.98
02/26/2026	Payment	1564	ADP, INC	Check for Vendor V00063			-15.20
02/26/2026	Payment	1565	CENTRAL PEST CONTROL	Check for Vendor V00053			-67.00
02/26/2026	Payment	1566	ELI PREMIER SERVICES LLC	Check for Vendor V00058			-840.00
02/26/2026	Payment	1568	KUTAK ROCK LLP	Check for Vendor V00062			-2,299.50
02/26/2026	Payment	1569	STEADFAST MAINTENANCE	Check for Vendor V00037			-1,858.00
02/27/2026	Payment	1570	PASCO COUNTY UTILITIES	Check for Vendor V00020			-595.53
02/27/2026	Payment	1571	REDWIRE,LLC	Check for Vendor V00033			-565.00

### Total Outstanding Checks

-7,104.21

### Outstanding Deposits

### Total Outstanding Deposits

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 2/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1553	02/04/26	ERIN MCCORMICK LAW, PA	10868	Erin McCormick - Final Billing	District Counsel	531146-51301	\$935.00
001	1553	02/04/26	ERIN MCCORMICK LAW, PA	10869	Erin McCormick - Final Billing	District Counsel	531146-51301	\$2,720.00
001	1554	02/06/26	CHARTER COMMUNICATIONS	1848381012426	01/24/26-02/23/26-Internet	Telephone/Fax/Internet Services	541009-57217	\$178.96
001	1555	02/09/26	COOPER POOLS INC.	2026-1126	Feb 26 - Pool Maintenance	Contracts-Pools	534078-57201	\$1,990.00
001	1556	02/09/26	INFRAMARK LLC	170660	Inframark Management Inv - Feb 26	Accounting Services	532001-51301	\$1,000.00
001	1556	02/09/26	INFRAMARK LLC	170660	Inframark Management Inv - Feb 26	Administrative Services	531148-51301	\$375.00
001	1556	02/09/26	INFRAMARK LLC	170660	Inframark Management Inv - Feb 26	ProfServ-Dissemination Agent	531012-51301	\$416.66
001	1556	02/09/26	INFRAMARK LLC	170660	Inframark Management Inv - Feb 26	District Manager	531150-51301	\$2,166.67
001	1556	02/09/26	INFRAMARK LLC	170660	Inframark Management Inv - Feb 26	Field Services	531122-51301	\$1,000.00
001	1556	02/09/26	INFRAMARK LLC	170660	Inframark Management Inv - Feb 26	Financial & Revenue Collections	549150-51301	\$416.67
001	1556	02/09/26	INFRAMARK LLC	170660	Inframark Management Inv - Feb 26	ProfServ-Recording Secretary	531036-51301	\$375.00
001	1556	02/09/26	INFRAMARK LLC	170660	Inframark Management Inv - Feb 26	Rentals - General	544001-51301	\$50.00
001	1556	02/09/26	INFRAMARK LLC	170660	Inframark Management Inv - Feb 26	ProfServ-Info Technology	531020-51301	\$50.00
001	1556	02/09/26	INFRAMARK LLC	170660	Inframark Management Inv - Feb 26	Website Administration	549936-51301	\$200.00
001	1556	02/09/26	INFRAMARK LLC	1164988	Jan 26 - Fence Repair	R&M-Other Landscape	546036-53908	\$450.00
001	1558	02/12/26	ELI PREMIER SERVICES LLC	INV0062	Feb 26 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57217	\$700.00
001	1559	02/17/26	ERIN MCCORMICK LAW, PA	10843A	DISTRICT COUNSEL THROUGH 08/16/25	District Counsel	531146-51401	\$2,408.90
001	1560	02/17/26	INFRAMARK LLC	1164517	01/06 - Pool Gate Repair	Recreation / Park Facility Maintenance	546414-57217	\$125.00
001	1561	02/17/26	KUTAK ROCK LLP	3689690	Through 12/28/25 - Legal Services	District Counsel	531146-51301	\$1,227.50
001	1561	02/17/26	KUTAK ROCK LLP	3689268	Through 11/20/25 - Legal Services	District Counsel	531146-51301	\$1,010.00
001	1562	02/17/26	STANTEC CONSULTING SERVICES, INC	2518551	Through 01/23/26 - DE Services	District Engineer	531147-51301	\$7,454.75
001	1563	02/17/26	STEADFAST MAINTENANCE	SA-20141	02/12 - Pool Equipment rock install	R&M-Other Landscape	546036-57217	\$450.00
001	1563	02/17/26	STEADFAST MAINTENANCE	SA-20208	01/30 - Main Line Repair	Irrigation Maintenance	546930-57217	\$850.00
001	1563	02/17/26	STEADFAST MAINTENANCE	SA-20166	Feb 26 - Landscape Services	Landscape Maintenance Services	546300-57217	\$9,780.66
001	1564	02/26/26	ADP, INC	712415173	Jan 26 - Supervisor Payment Processing	Misc-Contingency	549900-58200	\$15.20
001	1565	02/26/26	CENTRAL PEST CONTROL	161455	Feb 26 - Pest Control	Miscellaneous Services	549001-57217	\$67.00
001	1566	02/26/26	ELI PREMIER SERVICES LLC	INV0070	FEB 26 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57217	\$840.00
001	1567	02/26/26	INFRAMARK LLC	171434	Inframark Management Inv - Jan 26	Postage, Phone, Faxes, Copies	541024-51301	\$12.58
001	1568	02/26/26	KUTAK ROCK LLP	3702285	JAN 26-LEGAL GENERAL COUNSEL	District Counsel	531146-51301	\$2,299.50
001	1569	02/26/26	STEADFAST MAINTENANCE	SA-20270	02/26 - Top Choice Application	R&M-Other Landscape	546036-57217	\$1,858.00
001	1570	02/27/26	PASCO COUNTY UTILITIES	23989074	WATER 01/06/26-02/04/26	Utility - Water	543018-53301	\$595.53
001	1571	02/27/26	REDWIRE,LLC	634361	March 2026 - Access Control	Access Control Maintenance & Repair	546998-57201	\$565.00
001	300026	02/19/26	WITHLACOOCHEE RIVER ELECTRIC	021126-2246429-ACH	ELECTRIC 02/11/26	Electricity - Streetlights	543013-53100	\$1,376.65
001	300027	02/19/26	WITHLACOOCHEE RIVER ELECTRIC	021126-2349562-ACH	ELECTRIC 01/09/26-02/09/26	Electric Utility Services	543006-53100	\$871.80
001	300028	02/19/26	WITHLACOOCHEE RIVER ELECTRIC	021126-2371302-ACH	ELECTRIC 02/11/26	Electricity - Streetlights	543013-53100	\$660.49
001	300029	02/19/26	WITHLACOOCHEE RIVER ELECTRIC	021126-2246427-ACH	ELECTRIC 01/09/26-02/09/26	Electric Utility Services	543006-53100	\$50.30
<b>Fund Total</b>								<b>\$45,542.82</b>

**SERIES 2022-1 DEBT SERVICE FUND - 200**

200	1557	02/11/26	COBBLESTONE CDD	02102026-0210	SERIES 2022-1, 2022-2, 2024 FY26 TAX DIST ID 02.10.26	Cash in Transit	103200	\$1,259.72
<b>Fund Total</b>								<b>\$1,259.72</b>

**SERIES 2022-2 DEBT SERVICE FUND - 201**

201	1557	02/11/26	COBBLESTONE CDD	02102026-0210	SERIES 2022-1, 2022-2, 2024 FY26 TAX DIST ID 02.10.26	Cash in Transit	103200	\$845.91
<b>Fund Total</b>								<b>\$845.91</b>

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 2/01/2026 to 2/28/2026

(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 2024 DEBT SERVICE FUND - 202

202	1557	02/11/26	COBBLESTONE CDD	02102026-0210	SERIES 2022-1, 2022-2, 2024 FY26 TAX DIST ID 02.10.26	Cash in Transit	103200	\$1,119.38
							<b>Fund Total</b>	<u><b>\$1,119.38</b></u>

<b>Total Checks Paid</b>	<b>\$48,767.83</b>
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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
<b>Monthly Contract</b>						
ADP, INC	1/30/2026	712415173	\$15.20			Jan 26 - Supervisor Payment Processing
CENTRAL PEST CONTROL	2/19/2026	161455	\$67.00			Feb 26 - Pest Control
CHARTER COMMUNICATIONS	1/24/2026	1848381012426	\$178.96			01/24 - 02/23 - Internet
COOPER POOLS INC.	2/1/2026	2026-1126	\$1,990.00			Feb 26 - Pool Maintenance
ELI PREMIER SERVICES LLC	2/20/2026	INV0070	\$840.00			FEB 26 - Janitorial Services
INFRAMARK LLC	2/1/2026	170660	\$375.00			Administrative Services - Feb 26
INFRAMARK LLC	2/1/2026	170660	\$416.66			Dissemination Services - Feb 26
INFRAMARK LLC	2/1/2026	170660	\$2,166.67			District Management - Feb 26
INFRAMARK LLC	2/1/2026	170660	\$1,000.00			Field Services - Feb 26
INFRAMARK LLC	2/1/2026	170660	\$416.67			Financial / Revenue Collections - Feb 26
INFRAMARK LLC	2/1/2026	170660	\$375.00			Recording Secretary - Feb 26
INFRAMARK LLC	2/1/2026	170660	\$50.00			Rentals / Leases - Feb 26
INFRAMARK LLC	2/1/2026	170660	\$50.00			Tech / Data Storage - Feb 26
INFRAMARK LLC	2/1/2026	170660	\$200.00			Website Maintenance - Feb 26
INFRAMARK LLC	2/17/2026	171434	\$12.58		\$5,062.58	Jan 26 - Postage
REDWIRE,LLC	2/25/2026	634361	\$565.00			Access Control
STEADFAST MAINTENANCE	2/13/2026	SA-20166	\$9,780.66			Feb 26 - Landscape Maintenance
<b>Monthly Contract Subtotal</b>			<b>\$18,499.40</b>			
<b>Variable Contract</b>						
KUTAK ROCK LLP	1/29/2026	3689690	\$1,227.50			Through 01/29 - Legal Services
KUTAK ROCK LLP	1/27/2026	3689268	\$1,010.00			Through 11/20/25 - Legal Services
KUTAK ROCK LLP	2/23/2026	3702285	\$2,299.50		\$4,537.00	LEGAL COUNSEL
PASCO COUNTY UTILITIES	2/18/2026	23989074	\$595.53			WATER
STANTEC CONSULTING SERVICES, INC	1/30/2026	2518551	\$7,454.75			Through 01/23/26 - DE Services
<b>Variable Contract Subtotal</b>			<b>\$12,587.28</b>			
<b>Utilities</b>						
WITHLACOOCHEE RIVER ELECTRIC	2/11/2026	021126-2246427-ACH	\$50.30			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	2/11/2026	021126-2246429-ACH	\$1,376.65			STREETLIGHTS

**COBBLESTONE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC	2/11/2026	021126-2349562-ACH	\$871.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	2/11/2026	021126-2371302-ACH	\$660.49		\$2,959.24	ELECTRIC STEET LIGHTING
<b>Utilities Subtotal</b>			<b>\$2,959.24</b>			
<b>Regular Services</b>						
ERIN MCCORMICK LAW, PA	8/16/2025	10843A	\$2,408.90			DISTRICT COUNSEL
INFRAMARK LLC	2/1/2026	170660	\$1,000.00			Accounting Services - Feb 26
<b>Regular Services Subtotal</b>			<b>\$3,408.90</b>			
<b>Additional Services</b>						
COBBLESTONE CDD	2/10/2026	02102026-0210	\$1,259.72			SERIES 2022-1 FY26 TAX DIST ID 02.10.2026
COBBLESTONE CDD	2/10/2026	02102026-0210	\$845.91			SERIES 2022-2 FY26 TAX DIST ID 02.10.2026
COBBLESTONE CDD	2/10/2026	02102026-0210	\$1,119.38	\$3,225.01	\$3,225.01	SERIES 2025 FY26 TAX DIST ID 02.10.2026
INFRAMARK LLC	1/30/2026	1164988	\$450.00			Jan 26 - Fence Repair
INFRAMARK LLC	1/6/2026	1164517	\$125.00		\$575.00	01/06 - Pool Gate Repair
STEADFAST MAINTENANCE	2/12/2026	SA-20141	\$450.00			02/12 - Pool equipment rock install
STEADFAST MAINTENANCE	1/30/2026	SA-20208	\$850.00			01/30 - Main Line Repair
STEADFAST MAINTENANCE	2/18/2026	SA-20270	\$1,858.00		\$3,158.00	02/26 - Top Choice Application
<b>Additional Services Subtotal</b>			<b>\$6,958.01</b>			
<b>TOTAL</b>			<b>\$44,412.83</b>			



ADVICE OF DEBIT

ADP, Inc.  
PO Box 830272  
Philadelphia PA 19182-0272

Client Name : INFRAMARK, LLC  
Client Number : 2991870  
Advice of Debit Number : 712415173  
Advice of Debit Date : 01/30/2026  
Advice of Debit Due Date : 02/06/2026  
Total Debited This Invoice : \$15.20

**i** Inquiries

For Product/Service inquiries, please contact your Client Service Team.

GREGORY SARKISSIAN  
COBBLESTONE CDD  
2005 PAN AM CIR  
STE 300  
TAMPA, FL 33607-6008

**\*\*IMPORTANT MESSAGE\*\***

\*\*\*Year-End Billing Reminder\*\*\*

Please be advised that Year-End Fees for items such as W2s, W2Cs, and 1099s, will be invoiced on February 18, 2026. You will receive a separate Advice of Debit for these charges.

CURRENT CHARGES

ADP PAYROLL SERVICES COMPANY CODE 0062-10-LA1	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for Period Ending Date: 01/28/2026					
Workforce Now Payroll Solution Bundle Includes: Enhanced Payroll	2	\$2.60 each		\$5.20	
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-LA1 \$15.20

**Total Debited \$15.20**

**WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.**

This amount will be processed for debit from your account # XXXXXXXX4096 on 02/06/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



**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  
**161455      17140**

INVOICE DATE  
**02/19/2026**

LICENSE  
**JB172341**

DUE DATE (NET 0 TERMS)  
**Upon Receipt**

AMOUNT DUE  
**\$67.00**

Cobblestone Poolhouse (Acct #: 17140)

ITEM	QUANTITY	PRICE	SUBTOTAL
<b>MONTHLY OUTSIDE PEST CONTROL</b>	<b>1</b>	<b>\$67.00</b>	<b>\$67.00</b>

Additional Notes

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

<b>Subtotals</b>	<b>\$67.00</b>
<b>Total Discounts</b>	<b>\$0.00</b>
<b>Taxes</b>	<b>\$0.00</b>
<b>Invoice Total</b>	<b>\$67.00</b>
<b>Amount Paid</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$67.00</b>

January 24, 2026  
 Invoice Number: 1848381012426  
 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](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary** *Service from 01/24/26 through 02/23/26  
 details on following pages*

Previous Balance	178.96
Payments Received -Thank You!	-178.96
<b>Remaining Balance</b>	<b>\$0.00</b>
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
<b>Total Due by 02/10/26</b>	<b>\$178.96</b>

**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 01252026 NNNNNYNN 01 000789 0003

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

FEB 02 2026



833713001184838100178962

**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.

**IMPORTANT BILLING UPDATE**

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- The Payment Processing charge will increase by \$5. To save and avoid this increase, sign up for Auto Pay at [SpectrumBusiness.net/Autopay](http://SpectrumBusiness.net/Autopay) today
- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit [SpectrumBusiness.net/Paperless](http://SpectrumBusiness.net/Paperless) today
- Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and in the future, visit [Spectrum.net/Enhancements](http://Spectrum.net/Enhancements).

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

January 24, 2026  
**COBBLESTONE COMMUNITY**

Invoice Number: 1848381012426  
 Account Number: 8337 13 001 1848381  
 Service At: 38049 COBBLE CREEK BLVD  
 ZEPHYRHILLS FL 33540-7397

**Total Due by 02/10/26** **\$178.96**  
 Amount you are enclosing \$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186





Invoice Number: 1848381012426  
 Account Number: 8337 13 001 1848381  
 Security Code: 8549

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 24 01252026 NNNNNYNN 01 000769 0003

**Charge Details**

Previous Balance		178.96
Check Payment-thank You	01/16	-178.96
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 01/24/26 will appear on your next bill.  
 Service from 01/24/26 through 02/23/26

**Spectrum Business™ TV**

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

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
	<b>\$110.00</b>

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	
	<b>\$20.00</b>

Phone number (813) 355-3390

**Spectrum Business™ Voice Continued**

\$0.00

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total \$20.00

**Other Charges**

Payment Processing	5.00
<b>Other Charges Total</b>	<b>\$5.00</b>



**Taxes, Fees and Charges**

Communications Services Tax	3.96
<b>Taxes, Fees and Charges Total</b>	<b>\$3.96</b>

**Current Charges** \$178.96  
**Total Due by 02/10/26** \$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](http://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](http://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](http://spectrumbusiness.net/payment)  
 (My Account login required)



**Payment Options**

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](http://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.: 2026-1126  
Terms: Net 30  
Invoice date: 02/01/2026  
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Monthly Commercial Maintenance</b>	Monthly Commercial Maintenance February 2026	1	\$1,990.00	\$1,990.00

### Ways to pay



[View and pay](#)

<b>Total</b>	<b>\$1,990.00</b>
Payment	-\$35.00
<b>Balance due</b>	<b>\$1,955.00</b>

# ĒLI PREMIER SERVICES LLC

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

INVOICE  
INV0070

DATE  
02/20/2026

DUE DATE  
03/01/2026

BALANCE DUE  
USD \$840.00

## 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
Vandalism/extra cleaning	\$65.00	1	\$65.00
Pressure washing/extra cobweb cleaning	\$75.00	1	\$75.00

**TOTAL** \$840.00

## Payment Info

### PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE  
**USD \$840.00**

### BY CHECK

ĒLI PREMIER SERVICES LLC

February 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#**

170660

**DATE**

2/1/2026

**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**

2/1/2026

Services provided for the Month of: February 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
<b>Subtotal</b>					<b>6,050.00</b>

<b>Subtotal</b>	\$6,050.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
171434

**DATE**  
2/17/2026

**CUSTOMER ID**  
C2409

**NET TERMS**  
Due On Receipt

**PO#**

**DUE DATE**  
2/17/2026

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

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	17	Ea	0.74		12.58
<b>Subtotal</b>					<b>12.58</b>

<b>Subtotal</b>	\$12.58
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$12.58

**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 <b>634361</b>	Date <b>2/25/2026</b>
Customer Number <b>W4C5595</b>	Terms <b>Net 30</b>

**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**

0000000000000000000032220700006343610000005650025

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

<b>Customer Number</b>	<b>PO Number</b>	<b>Invoice Date</b>	<b>Terms</b>
W4C5595		2/25/2026	Net 30

Description	Quantity	Rate	Amount
<b>Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL</b>			
CS Access Control Management and Maintenance 03/01/2026 - 03/31/2026	1.00	\$80.00	\$80.00
CCTV Maintenance 03/01/2026 - 03/31/2026	1.00	\$85.00	\$85.00
Video Verification Monitoring 03/01/2026 - 03/31/2026	1.00	\$400.00	\$400.00
<b>Subtotal:</b>			<b>\$565.00</b>
<b>Tax</b>			\$0.00
<b>Payments/Credits Applied</b>			\$0.00

Date	Invoice #	Description	Amount	Balance Due
2/25/2026	634361	Recurring Services	\$565.00	<b>\$565.00</b>



# Steadfast Alliance

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

## Invoice

Date	Invoice #
2/13/2026	SA-20166

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(401) Cobblestone CDD 38049 Cobble Creek Blvd 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 for the month of this invoice	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 for the month of this invoice	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 this invoice	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	
1	Landscape Maintenance for the month of this invoice	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.

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

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3689690

Client Matter No. 65523-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Cobblestone CDD

C/O Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Invoice No. 3689690

65523-1

Re: General Counsel

For Professional Legal Services Rendered

12/01/25	K. Ibarra	0.10	26.50	Prepare general election resolution
12/02/25	J. Earlywine	0.20	72.00	Conference call regarding elections
12/02/25	K. Ibarra	0.20	53.00	Attend conference call regarding upcoming elections
12/10/25	J. Earlywine	0.30	108.00	Email regarding permit approval and COI for grout installation agreement
12/12/25	J. Earlywine	0.40	144.00	Review and respond to email regarding compaction agreement; revise agreement; email regarding same
12/18/25	J. Earlywine	1.20	432.00	Prepare for, travel to and from, and attend Board meeting; follow-up
12/19/25	K. Ibarra	0.30	79.50	Prepare erosion control services agreement
12/19/25	A. Ligas	0.30	79.50	Prepare agreement for erosion repair services
12/22/25	K. Ibarra	0.20	53.00	Prepare compaction grout services agreement
12/28/25	J. Earlywine	0.50	180.00	Prepare form of agreement for erosion repairs; email regarding same

TOTAL HOURS 3.70

**KUTAK ROCK LLP**

Cobblestone CDD

January 29, 2026

Client Matter No. 65523-1

Invoice No. 3689690

Page 2

TOTAL FOR SERVICES RENDERED \$1,227.50

TOTAL CURRENT AMOUNT DUE \$1,227.50

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 27, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3689268

Client Matter No. 65523-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Cobblestone CDD

C/O Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Invoice No. 3689268

65523-1

Re: General Counsel

For Professional Legal Services Rendered

11/20/25	J. Earlywine	1.20	432.00	Confer with District Manager regarding grout injection contract; review applicable report; confer with engineer regarding same; prepare form of agreement; email regarding same
11/20/25	P. O'Bryant	1.70	578.00	Research landscaping and permitting issues

TOTAL HOURS 2.90

TOTAL FOR SERVICES RENDERED \$1,010.00

TOTAL CURRENT AMOUNT DUE \$1,010.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 23, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3702285

Client Matter No. 65523-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Cobblestone CDD

C/O Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Invoice No. 3702285

65523-1

Re: General Counsel

For Professional Legal Services Rendered

01/05/26	J. Earlywine	0.70	262.50	Confer with manager regarding erosion item; prepare form of letter regarding same
01/06/26	J. Earlywine	0.90	337.50	Conference call with prior legal counsel regarding open items; follow-up; prepare form letter regarding erosion; email regarding same
01/06/26	K. Ibarra	0.20	45.00	Review notice of meeting location change; research status of execution of compaction grout agreement and erosion services agreement
01/18/26	J. Earlywine	0.20	75.00	Email regarding open legal items
01/19/26	J. Earlywine	0.50	187.50	Analyze documents regarding erosion issue; confer with Board Chair regarding same; follow-up email
01/20/26	J. Earlywine	0.30	112.50	Revise letter regarding erosion; email regarding same
01/28/26	J. Earlywine	0.50	187.50	Prepare for and attend Board meeting; follow-up
01/29/26	J. Earlywine	0.20	75.00	Email regarding property item

**KUTAK ROCK LLP**

Cobblestone CDD

February 23, 2026

Client Matter No. 65523-1

Invoice No. 3702285

Page 2

01/30/26	M. VanSickle	1.80	1,017.00	Research property records regarding ownership of roads; review title records; conference with property appraiser regarding record update needed; prepare summary email
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TOTAL HOURS	5.30
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TOTAL FOR SERVICES RENDERED	\$2,299.50
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TOTAL CURRENT AMOUNT DUE	<u>\$2,299.50</u>
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PASCO COUNTY UTILITIES  
 CUSTOMER INFORMATION & SERVICES  
 P.O. BOX 2139  
 NEW PORT RICHEY, FL 34656-2139

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

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



4270 1 1  
 14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 23989074

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	240603387	1/6/2026	517	2/4/2026	554	29	37
Irrig Potable	232147326	1/6/2026	2666	2/4/2026	2667	29	1

	Usage History	
	Water	Reclaimed
February 2026	37	1
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		1,635.19
Payment 02/06/26		-1,635.19 CR
<b>Balance Forward</b>		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	22.0 Thousand Gals X \$9.36	205.92
Sewer		
Sewer Base Charge		23.42
Sewer Charges	37.0 Thousand Gals X \$7.20	266.40
Irrigation		
Water Base Charge		22.37
Water Tier 1	1.0 Thousand Gals X \$3.47	3.47
<b>Total Current Transactions</b>		595.53
<b>TOTAL BALANCE DUE</b>		<b>\$595.53</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasympay.pascocountyfl.net](http://pascoeasympay.pascocountyfl.net)

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

FEB 23 2026

Account #	1230930
Customer #	01551298
Balance Forward	0.00
Current Transactions	595.53
<b>Total Balance Due</b>	<b>\$595.53</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

015512985123093042398907440000595533



INVOICE

Invoice Number 2518551  
Invoice Date January 30, 2026  
Customer Number 169052  
Project Number 238202132

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

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

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

---

**Project Description:** Cobblestone CDD

**Stantec Project Manager:** Waag, Tyson  
**Authorization Amount:** \$32,392.00  
**Authorization Previously Billed:** \$34,758.75  
**Authorization Budget Remaining:** -\$9,821.50  
**Authorization Billed to Date:** \$42,213.50  
**Current Invoice Due:** \$7,454.75  
**For Period Ending:** January 23, 2026

---

**Email Invoice:** [InframarkCMS@payableslockbox.com](mailto:InframarkCMS@payableslockbox.com)  
**CC:** [bryan.radcliff@inframark.com](mailto:bryan.radcliff@inframark.com)  
**Include:** Billing Backup

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

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

**\*\* PLEASE INCLUDE AN INVOICE # WITH PAYMENT \*\***

*Thank you.*

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

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



**INVOICE**

**Invoice Number**  
**Project Number**

2518551  
238202132

Total Fees & Disbursements

\$7,454.75

**INVOICE TOTAL (USD)**

**\$7,454.75**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-01-20	238202132	300	Direct - Regular	NURSE, VANESSA M	3.00	190.00	570.00	PREPARED COMMUNITY MAPPING	
2026-01-21	238202132	300	Direct - Regular	NURSE, VANESSA M	7.00	190.00	1,330.00	PREPARED COMMUNITY MAPPING	
2026-01-22	238202132	300	Direct - Regular	NURSE, VANESSA M	3.00	190.00	570.00	PREPARED COMMUNITY MAPPING	
2026-01-23	238202132	300	Direct - Regular	NURSE, VANESSA M	3.00	190.00	570.00	PREPARED COMMUNITY MAPPING	
<b>Total subTask 300</b>					<b>16.00</b>		<b>\$3,040.00</b>		
<b>Total Top Task 300</b>					<b>16.00</b>		<b>\$3,040.00</b>		
2026-01-12	238202132	2026	Direct - Regular	GOUVEIA, CAROLINE PATRICIA	0.50	162.00	81.00	PROJECT COORDINATION	
2026-01-20	238202132	2026	Direct - Regular	HENKE, EMILY KIRSTEN	0.50	190.00	95.00	PARCEL DATA GIS TO CAD	
2025-12-08	238202132	2026	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	RESEARCH RE: PREVIOUS PUBLIC FACILITIES REPORT(S) AND MAPPING STATUS	
2025-12-16	238202132	2026	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	CDD TEAM MEETING - COORDINATION RE: MAPPING	
2025-12-16	238202132	2026	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	SENT MAPPING STATUS UPDATE TO TW PER TLS	
2025-12-17	238202132	2026	Direct - Regular	NURSE, VANESSA M	1.50	183.00	274.50	PREPARED PUBLIC FACILITIES REPORT & SENT OUT MAPPING STATUS UPDATE	
2026-01-05	238202132	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	PREPARED COMMUNITY MAPPING PROPOSAL	
2026-01-05	238202132	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	CORRESPONDENCE RE: UPCOMING MAPPING AND MAINTENANCE AGREEMENT WITH FDOT	
2025-12-13	238202132	2026	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	FOLLOW UP REGARDING RETAINING WALL CERTIFICATE	
2025-12-08	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	SITE VISIT TO VIEW TWO RETAIN WALLS. UPLOAD FIELD PHOTOS.	
2025-12-09	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	CALL WITH VENDOR REGARDING EROSION PROPOSAL AND FOLLOW UP EMAIL CORRESPONDENCE.	
2025-12-11	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	190.00	380.00	FINALIZE AND PROVIDE CONSTRUCTION CERTIFICATION FOR RETAINING WALL CONSTRUCTION. EMAIL CORRESPONDENCE WITH DM AND BOARD.	
2025-12-12	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH DC, BOARD, AND DM REGARDING PERMIT REQUIREMENTS FOR COMPACTION GROUTING	
2025-12-16	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	EMAIL CORRESPONDENCE WITH DM AND BOARD. RESPOND TO POND 4 URGENCY QUESTION. REVIEW GROUT REPAIR AREA AND PROVIDE AFFECTED RESIDENTIAL AREA FOR NOTICE. CONTACT VENDOR TO UPDATE PROPOSAL.	
2025-12-18	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	CALL WITH VENDOR REGARDING REPAIR PROPOSAL. MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE (TEAMS)	
2026-01-07	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	4.00	198.00	792.00	SITE VISIT TO VIEW POND 3 TO DETERMINE KB HOME RESPONSIBILITY FOR REPAIR COSTS. REVIEW POND 4 GROUT INJECTION POINT AND SECONDARY CONCERN.	
2026-01-08	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	WORK WITH CLS TO COMPLETE ADDITIONAL REQUESTED PROPOSALS FOR FLARED END REPAIR AND EROSION REPAIR AT POND 3.	
2026-01-09	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW AND PROVIDE WORK AUTHORIZATION AGREEMENT FOR COMMUNITY MAPPING TO THE DM.	
2026-01-12	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	TEAM COORDINATION AND CORRESPONDENCE REGARDING COMMUNITY MAPPING.	
2026-01-15	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	198.00	396.00	REVIEW ALL POND 3 PROPOSALS, CALL WITH MEI TO DISCUSS EROSION AND FES CONDITIONS, TEAM COORDINATION, AND PROVIDE RESPONSE TO DM AND BOARD REGARDING POND 3 KB HOMES COST RESPONSIBILITY.	
2026-01-20	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW DRAINAGE PLANS NEAR POND 3. RESPOND TO CDD STAFF.	

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
Total subTask 2026					22.75		\$4,414.75		
Total Top Task 2026					22.75		\$4,414.75		
Total Project 238202132					38.75		\$7,454.75		



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 **02/11/2026**  
Amount Due **50.30**  
Current Charges Due **03/06/2026**

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							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/09	4063	02/09	4159				96

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Feb 2026	31	3
Jan 2026	32	3
Feb 2025	29	3

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



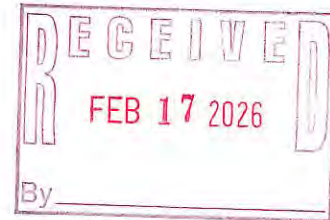
2 0 1 4 2 0 1 9

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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 51.35  
Payment 51.35CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 96 KWH @ 0.06090 5.85  
Fuel Adjustment 96 KWH @ 0.04200 4.03  
FL Gross Receipts Tax 1.26

Total Current Charges 50.30  
Total Due E.F.T. 50.30



**DO NOT PAY**  
Total amount will be electronically transferred on or after 02/27/2026.



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: 02/11/2026

District: OP08

Use above space for address change ONLY.



9 26 2246427 OP08  
COBBLESTONE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



Electronic Funds Transfer on or after 02/27/2026  
**TOTAL CHARGES DUE 50.30**  
**DO NOT PAY**

000224642700000503000000503003

**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 **02/11/2026**  
Amount Due **1,376.65**  
Current Charges Due **03/06/2026**

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

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
<b>ELECTRIC SERVICE</b>							

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

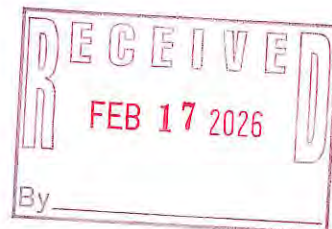
You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

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 02/27/2026.

**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: 02/11/2026

Use above space for address change ONLY.

District: OP08



2246429 OP08  
COBBLESTONE CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

Electronic Funds Transfer on or after 02/27/2026  
**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 **02/11/2026**  
 Amount Due **871.80**  
 Current Charges Due **03/06/2026**

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Feb 2026	31	254
Jan 2026	32	222
Apr 2025	0	0

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



2 0 1 4 2 0 1 9

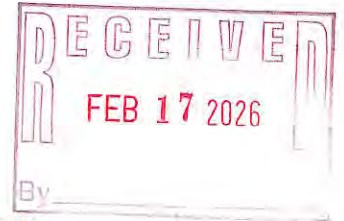
You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/09	93572	02/09	1452				7880

Previous Balance 788.52  
 Payment 788.52CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 7,880 KWH @ 0.06090 479.89  
 Fuel Adjustment 7,880 KWH @ 0.04200 330.96  
 FL Gross Receipts Tax 21.79

Total Current Charges 871.80  
 Total Due **E. F. T.** 871.80



**DO NOT PAY**  
 Total amount will be electronically transferred on or after 02/27/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 02/11/2026

District: OP08

Use above space for address change ONLY.

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

OP08

Electronic Funds Transfer on or after	<b>02/27/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>871.80</b>
<b>DO NOT PAY</b>	

000234956200008718000008718001

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

Bill Date **02/11/2026**  
Amount Due **660.49**  
Current Charges Due **03/06/2026**

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									
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.



2 0 1 4 2 0 1 9

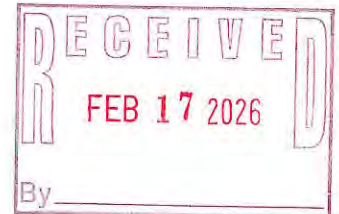
You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 1,331.49  
Payment 1,331.49CR  
Balance Forward 0.00

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

Total Current Charges 660.49  
Total Due E.F.T. 660.49

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



**DO NOT PAY**  
Total amount will be electronically transferred on or after 02/27/2026.





Erin McCormick | Law, PA

Erin McCormick, Esq.

**Cobblestone CDD**

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

Invoice Date	Invoice Number
08/16/2025	10843
Terms	Service Through
	08/16/2025

In Reference To: General Representation (Work)				
Date	By	Services	Hours	Amount
06/10/2025	Erin R McCormick	Review of email from Blue Life Pool Services re: outstanding invoices and review of response from Bryan Radcliff;	0.10	\$ 42.50
06/23/2025	Erin R McCormick	Review of email from Kelly Dattler regarding budget notices and Adoption Resolution and respond	0.10	\$ 42.50
07/21/2025	Erin R McCormick	Review of Agenda for Board meeting; email to Bryan Radcliff and Kelly Dattler regarding above;	0.50	\$ 212.50
07/22/2025	Erin R McCormick	Prepare Budget Resolution for Budget Hearing; prepare Assessment Resolution and Budget Funding Agreement with Developer; email above documents to Bryan Radcliff, Kelly Dattler, Leah Popelka, Zeep Panaseny and Tatiana Pagan; receipt of email from Kelly Dattler and review of Affidavit of Publication; review of comments from Zeep Panaseny;	2.60	\$ 1,105.00
07/23/2025	Erin R McCormick	Review of transmittal of budget letter to Pasco County; review of versions of proposed Budget; email to Kelly Dattler, Bryan Radcliff and Tatiana Pagan regarding correct version of Budget to use	0.50	\$ 212.50
07/29/2025	Erin R McCormick	Review of Work Authorization for District Engineering Services and email from Bryan Radcliff regarding above; prepare for Board meeting; prepare all documents needing Chair signature and transmit to Bryan Radcliff;	1.50	\$ 637.50
07/30/2025	Erin R McCormick	Travel to and attend Board of Supervisors meeting;	2.20	\$ 935.00

In Reference To: General Representation (Expenses)			
Date	By	Expenses	Amount



Erin McCormick | Law, PA

**Erin McCormick, Esq.**

**Cobblestone CDD**

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

Invoice Date	Invoice Number
08/16/2025	10843
Terms	Service Through
	08/16/2025

07/30/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 28.90
------------	------------------	---------------------------------------------------	----------

<b>Total Hours</b>	7.50 hrs
<b>Total Work</b>	\$ 3,187.50
<b>Total Expenses</b>	\$ 28.90
<b>Total Invoice Amount</b>	<b>\$ 3,216.40</b>
<b>Previous Balance</b>	<b>\$ 5,275.00</b>
7/30/2025 Payment - Check Split Payment	(\$1,383.65)
7/30/2025 Payment - Check Split Payment	(\$3,891.35)
<b>Balance (Amount Due)</b>	<b>\$ 3,216.40</b>

**COBBLESTONE CDD**  
**DISTRICT CHECK REQUEST**

Today's Date	<u>2/10/2026</u>
Payable To	<u>Cobblestone CDD</u>
Check Amount	<u>\$1,259.72</u>
Check Description	<u>2022-1 Debt Service Dist 02.10.2026</u>
Code:	<u>200.103200.1000</u>
Check Amount	<u>\$845.91</u>
Check Description	<u>2022-2 Debt Service Dist 02.10.2026</u>
Code:	<u>201.103200.1000</u>
Check Amount	<u>\$1,119.38</u>
Check Description	<u>2024 Debt Service Dist 02.10.2026</u>
Code:	<u>202.103200.1000</u>
<b>TOTAL:</b>	<b>\$3,225.01</b>

(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	95%
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	-
2/10/2026	4,855.59	1,630.58	1,259.72	845.91	1,119.38	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
<b>TOTAL</b>	775,920.50	260,566.31	201,302.37	135,175.15	178,876.68	
<b>Net Total on Roll</b>	816,857.75					
<b>Collection Surplus / (Deficit)</b>	(40,937.25)					



**Inframark, LLC**  
**2002 West Grand Parkway North, Suite 100**  
**Katy, Texas 77449**  
**(281) 578-4200**

<b>Client ID Number</b>	
-------------------------	--

<b>Invoice Number</b>	<b>1164988</b>
<b>Invoice Date</b>	<b>1/30/2026</b>
<b>Due Date</b>	<b>3/1/2026</b>

**To: Cobblestone CDD**  
**2005 Pan Am Cir, Ste 300**

**Tampa, Fl 33607-6008**

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<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$450.00</b>

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<b>Subtotal</b>	<b>\$450.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$450.00</b>

**Please Pay This Amount**

**Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778**

**To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.**

INFRAMARK, LLC

02 Feb 2026 04:39:54PM CST

DISTRICT : COBBLESTONE CDD

Go Green! Think before you print.

INVOICE NO. 1164988 - DETAIL

INVOICE DATE: 1/30/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
<b>IMS Billable Work Order</b>										
General Maintenance & Repairs										
	1/22/2026	4435732	CBLCDD District Area	General Maintenance; Repair seven sections of District fence.	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$450.00</b>	<b>\$0.00</b>	<b>\$450.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$450.00</b>	<b>\$0.00</b>	<b>\$450.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$450.00</b>	<b>\$0.00</b>	<b>\$450.00</b>	



**Inframark, LLC**  
**2002 West Grand Parkway North, Suite 100**  
**Katy, Texas 77449**  
**(281) 578-4200**

<b>Client ID Number</b>	
-------------------------	--

<b>Invoice Number</b>	<b>1164517</b>
<b>Invoice Date</b>	<b>1/6/2026</b>
<b>Due Date</b>	<b>2/5/2026</b>

**To: Cobblestone CDD**  
**2005 Pan Am Cir, Ste 300**

**Tampa, Fl 33607-6008**

---

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$125.00</b>

---

<b>Subtotal</b>	<b>\$125.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$125.00</b>

**Please Pay This Amount**

**Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778**

**To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.**

INFRAMARK, LLC

06 Jan 2026 12:08:24PM CST

DISTRICT : COBBLESTONE CDD

Go Green! Think before you print.

INVOICE NO. 1164517 - DETAIL

INVOICE DATE: 1/6/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
<b>IMS Billable Work Order</b>										
General Maintenance & Repairs										
	12/30/2025	4401959	CBLCDD District Area	General Maintenance; Repaired the main gate to pool.	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$125.00</b>	<b>\$0.00</b>	<b>\$125.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$125.00</b>	<b>\$0.00</b>	<b>\$125.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$125.00</b>	<b>\$0.00</b>	<b>\$125.00</b>	



# Steadfast Alliance

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

## Invoice

Date	Invoice #
2/12/2026	SA-20141

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 38049 Cobble Creek Blvd Zephyrhills, FL 33540

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
1	This invoice is for the touch up the rock inside of the pool equipment fencing. Price includes materials and labor. Shell - Crushed - Per Cubic Yard		450.00		450.00

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

<b>Total</b>	\$450.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$450.00



# Steadfast Alliance

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

## Invoice

Date	Invoice #
1/30/2026	SA-20208

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 38049 Cobble Creek Blvd Zephyrhills FL 33540 Attn Bryan Radcliff

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	11204			Net 30	SM1191 Cobblestone CDD

Quantity	Description	Rate	Serviced Date	Amount
1	<p>This invoice is for to work that was done below. Our technicians managed to expose the area 2ft wide 12ft long and repair the damaged 2" mainline. Jason will be repairing the sod when it becomes available. its about 80sft. Price has been adjusted</p> <p>Our technicians were on site on 1/20/26 to investigate the possible mainline break and located a 2" mainline that looks like it was repaired by another company but they used conduit pipe instead of irrigation pvc pipe. We will need to repair this with the correct piping. This is a not to exceed amount to cover parts and labor and sod if needed. Final invoice will reflect actual parts, labor and sod if used.</p>	850.00	1/28/2026	850.00

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.

<b>Total</b>	\$850.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$850.00



# Steadfast Alliance

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

## Invoice

Date	Invoice #
2/18/2026	SA-20270

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

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

Quantity	Description	Rate	Serviced Date	Amount
1	This Invoice is for Top Choice Pesticide Application at the main entrance and amenity center. Price includes materials and labor. Top Choice Application	1,858.00		1,858.00

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.

<b>Total</b>	\$1,858.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$1,858.00



## Cobblestone CDD

Field Inspection Report - March - Steadfast

Sunday, March 8, 2026

Prepared For Board if Supervisors

12 Items Identified

Paul Young

District Field Inspector

Green – Indicates Item is in progress or completed.

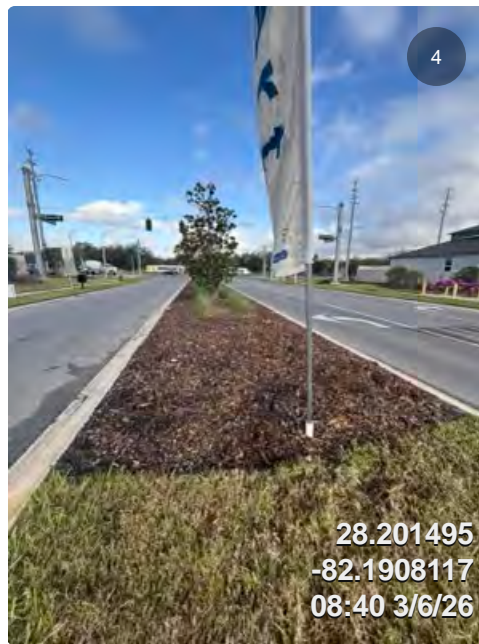
Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

# Item 1 - Main Entrance Landscape

Assigned To: Steadfast

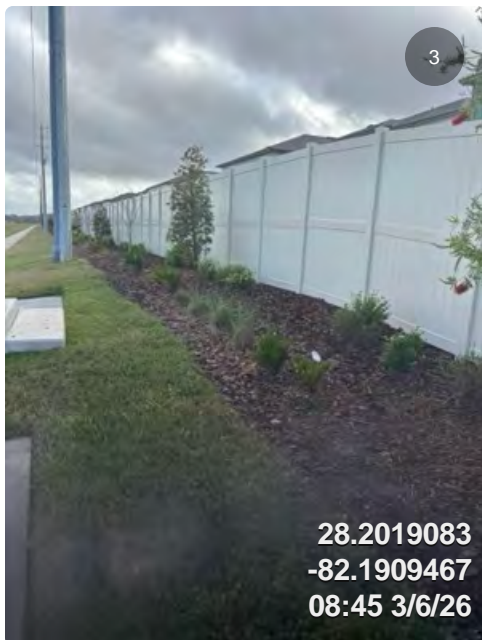
All frost damaged plants have been pulled to maintain an appearance of progress. Plant replacements are under review.



## Item 2 - Entrance Landscape

Assigned To: Steadfast

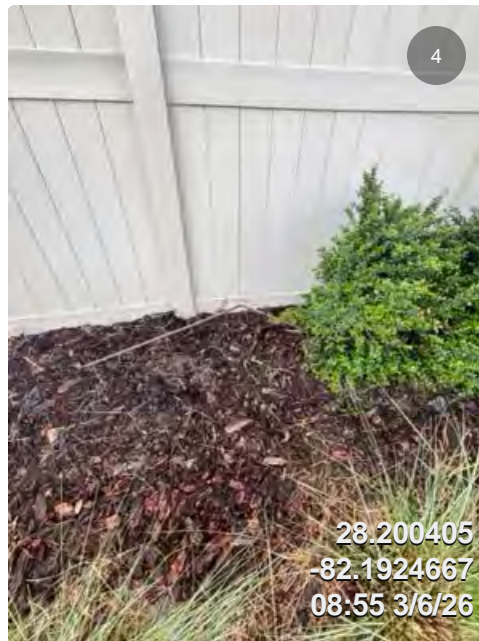
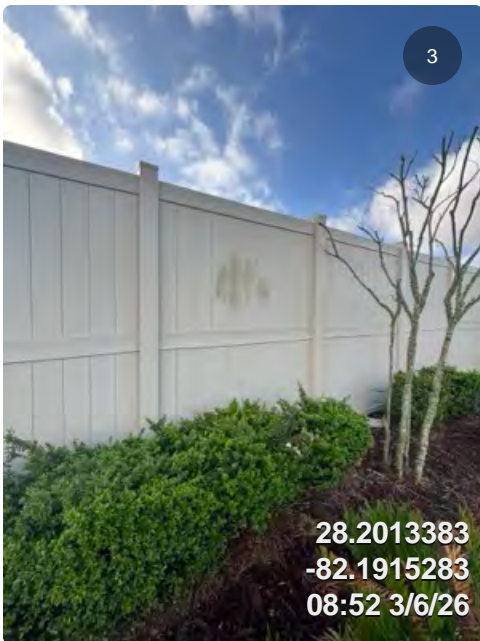
Steadfast has trimmed all hardy plants for regrowth. Any struggling and or dead plants have been pulled.



### Item 3 - US301 Landscape Beds

Assigned To: District manager

All trees have been uniform trimmed. Irrigation drip line cuts appear along the US30 beds. Dark spots appear along the CDD fencing. These isolated areas will need to be added and addressed during the pressure washing scope.



## Item 4 - Amenity landscape

Assigned To: Steadfast

Steadfast has pulled all dead plants material. There are some frost burnt plants that are struggling but are expected to recover, monitoring is in progress.

Mailbox kiosks is intact, but water is pooling at the concrete slab and sod.

Steadfast will check for irrigation issues and report if this is a grading issue.

Submit a proposal for correction.



# Item 5 - Amenity Center

Assigned To: Steadfast

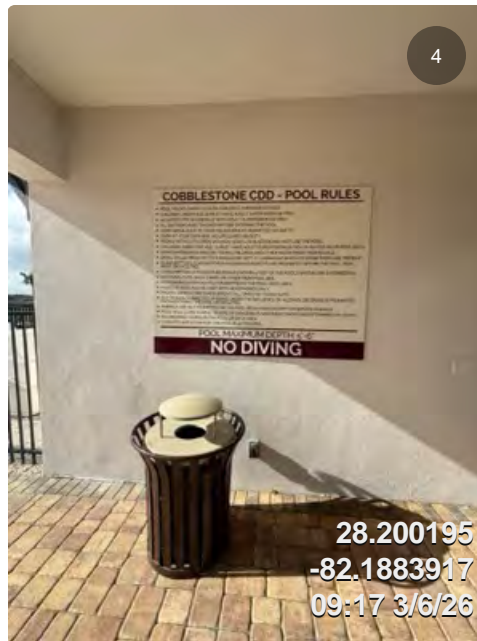
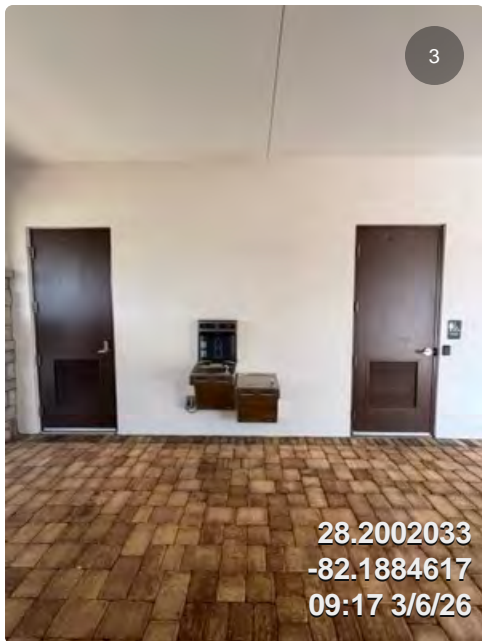
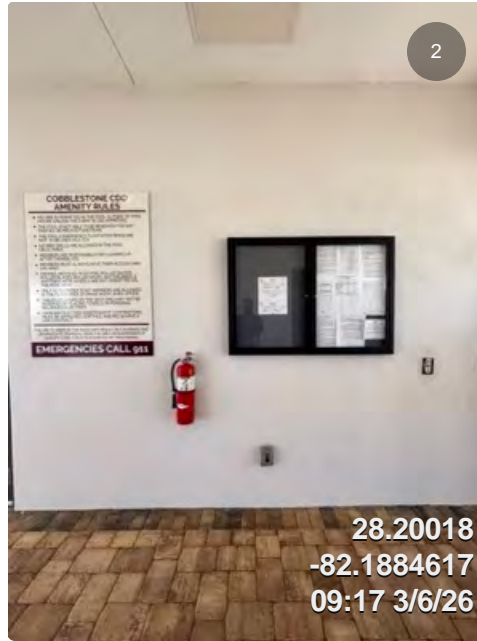
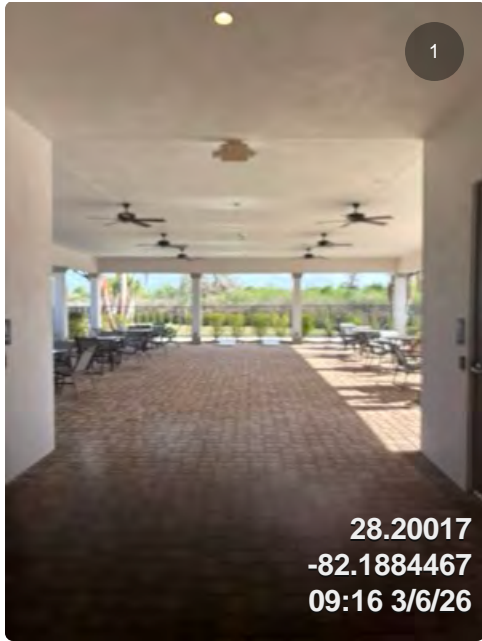
Overall Steadfast has proactively removed any plants that are unsightly. Weeds inside the pool pump need to be pulled or treated.



## Item 6 - Amenity Center

Assigned To: Steadfast

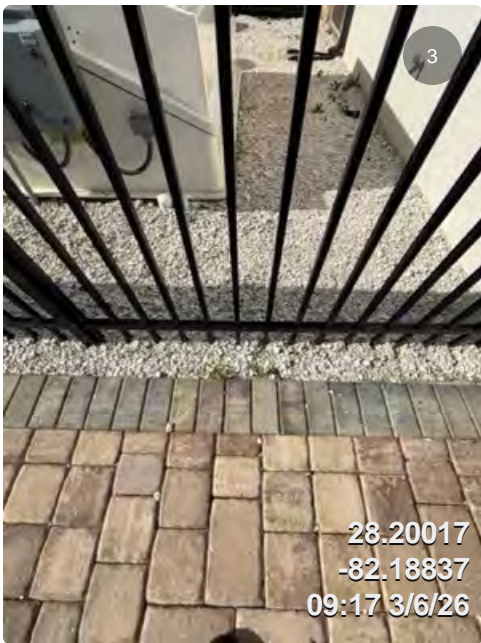
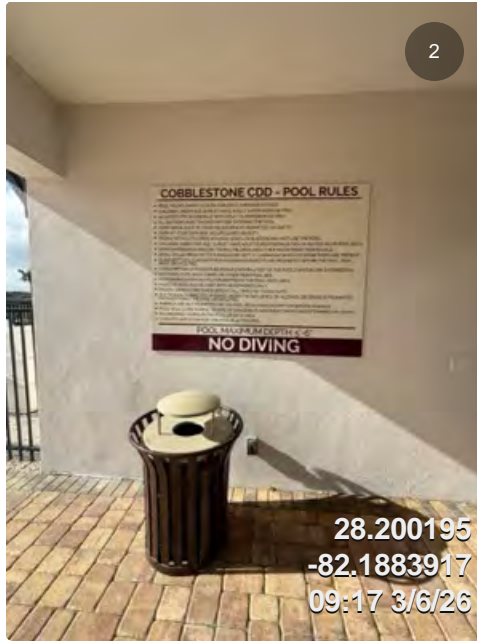
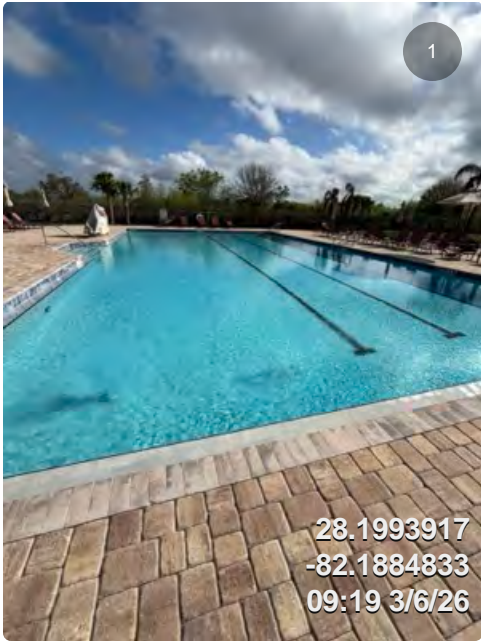
All lights and fans are operational. Signage boards and rules are clear and legible upon entry. Bathrooms and water fountains are functioning. Pool rules are clearly displayed.



# Item 7 - Pool

Assigned To: District Manager

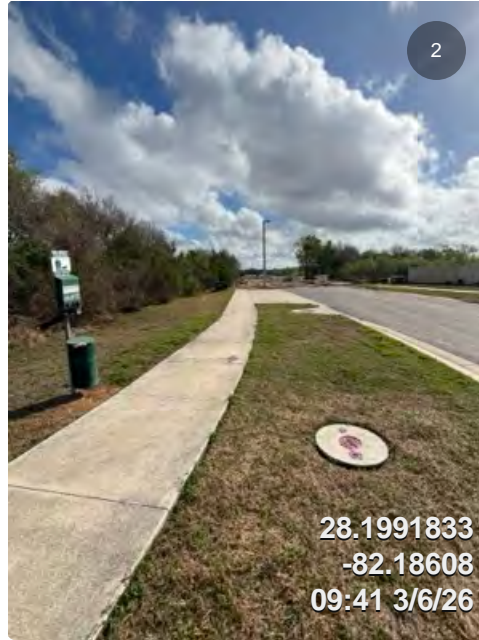
Pool is clear and blue. Steadfast will treat the weeds on the next service date. The playground fence lost a screw and will be reattached by inframark's maintenance team.



# Item 8 - Dog Stations - Pocket Parks

Assigned To: Steadfast

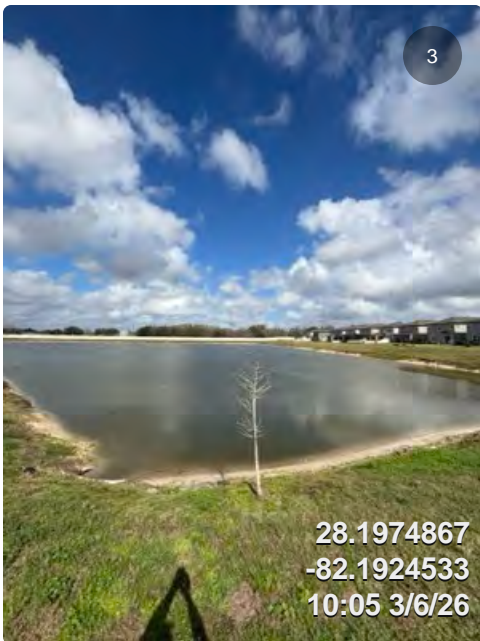
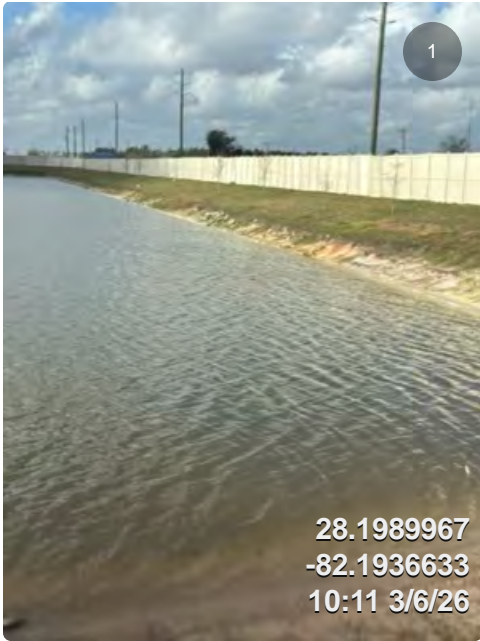
All maintenance pocket parks are maintained per scope. The dog station supplies are full and ample.



## Item 9 - Pond Maintenance

Assigned To: Horner Environmental

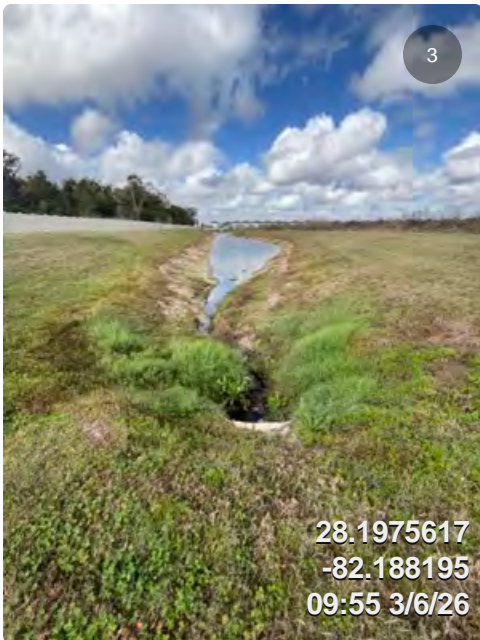
Horner has removed all the damaged fencing from Pond (1) at no additional cost. The excessive debris has been removed and discarded. All pond maintenance has been serviced per scope.



## Item 10 - Pond 2

Assigned To: Steadfast - Inframark Maintenance Solutions

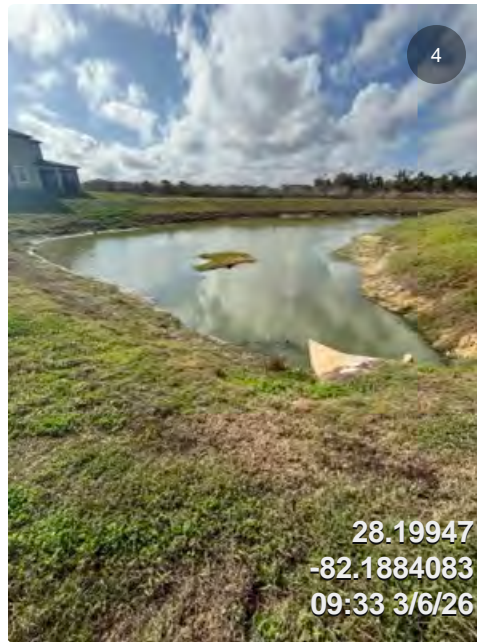
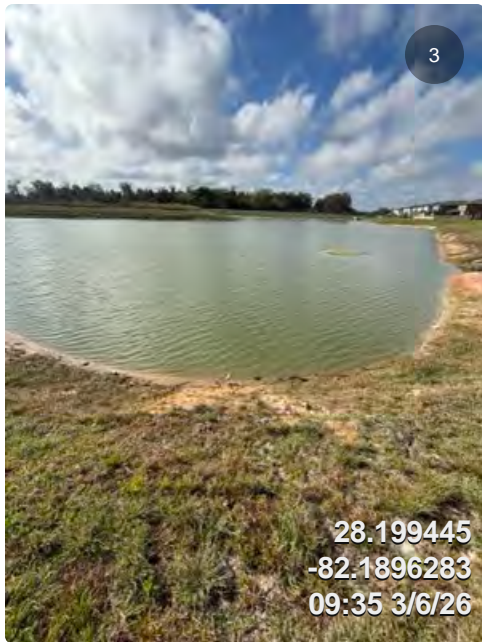
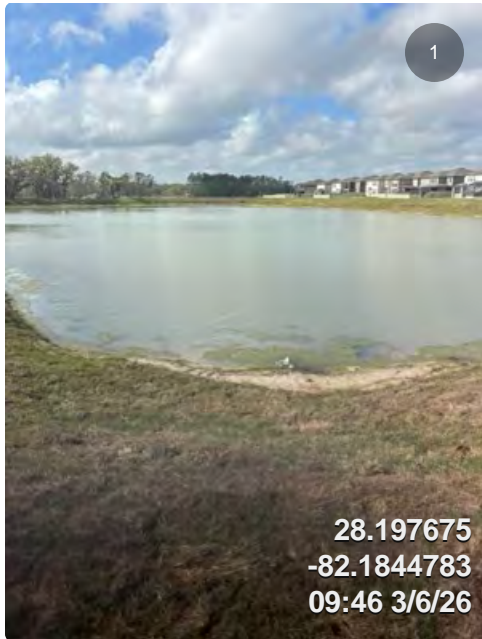
Pond banks are serviced on a regular schedule. Fence panels have fallen out during recent wind and rain storm. IMS has been requested to reset.



# Item 11 - Pond Maintenance

Assigned To: [Horner Environmental](#)

Pond maintenance reports will be submitted for documentation.



## Item 12 - Pond 4

Assigned To: Horner Environmental

Pond 4 is dry. New control structure installed has rip rock added at the mouth of the intake. Bank maintenance has been maintained.





# Horner Environmental Professionals

*28536 Walker Dr, Wesley Chapel, FL 33544*

*PH: (813) 907-9500*

*HORNERENVIRONMENTAL.COM*

## Cobblestone CDD

Aquatic Maintenance Service Report  
February 2026

Aquatic Technician: Jason James

Prepared by: Jason James/Aquatics Manager

[Jjames@hornerenvironmental.com](mailto:Jjames@hornerenvironmental.com)

(813)-892-9831

Treatment Date:

2/27/26



Horner  
Environmental  
Professionals

★

Pond 1: 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 low.

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

Pond 3: Vegetation within Pond 3 has been treated and is in good overall condition. All trash was removed from the pond. A granular algaecide treatment was performed to reduce bottom dwelling algae.

Pond 4: There is no water in the pond. Trash was removed from the pond and vegetation was treated throughout.



## Cobblestone CDD

CDD Sidewalk & ADA Ramp Report - March 2026

Wednesday, March 18, 2026

Prepared For Board of Supervisors

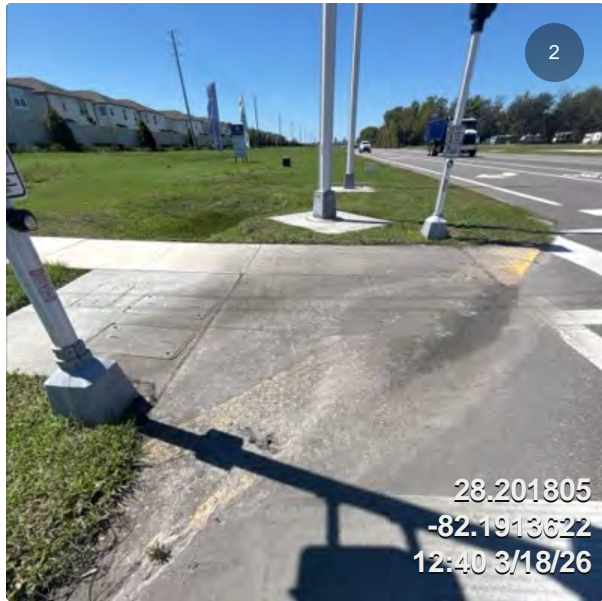
9 Items Identified

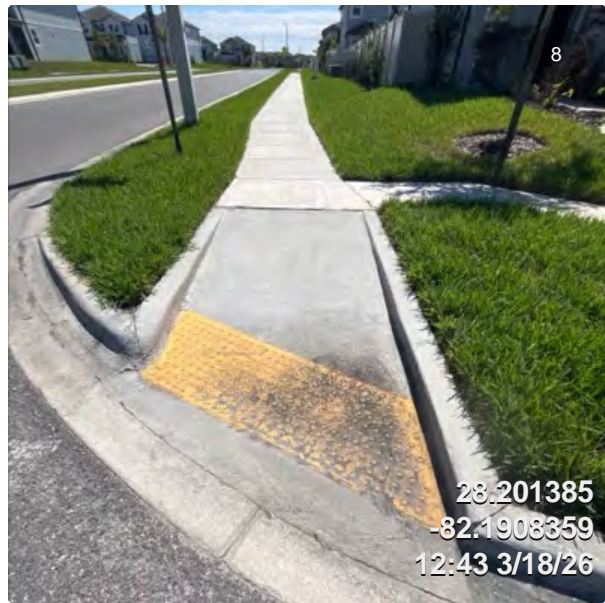
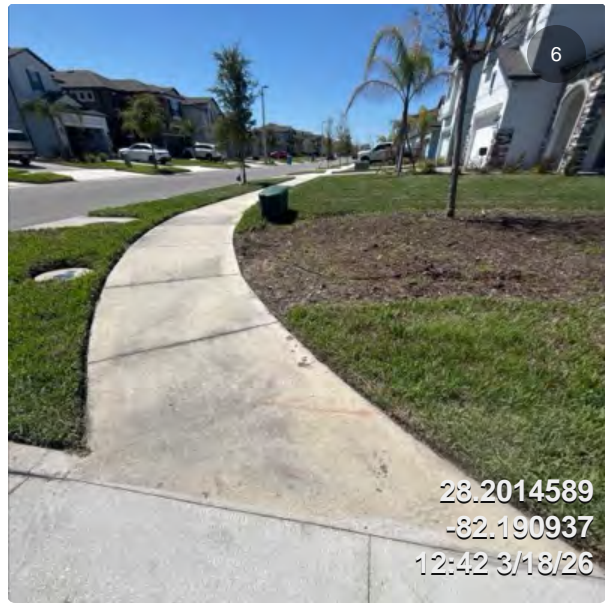
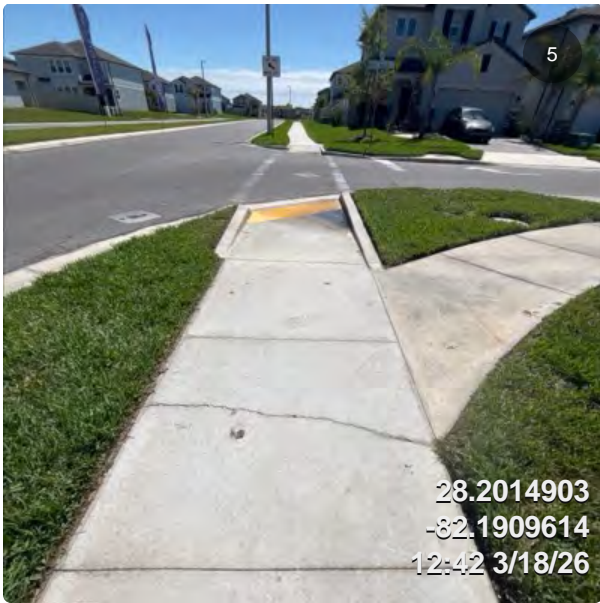
Paul Young

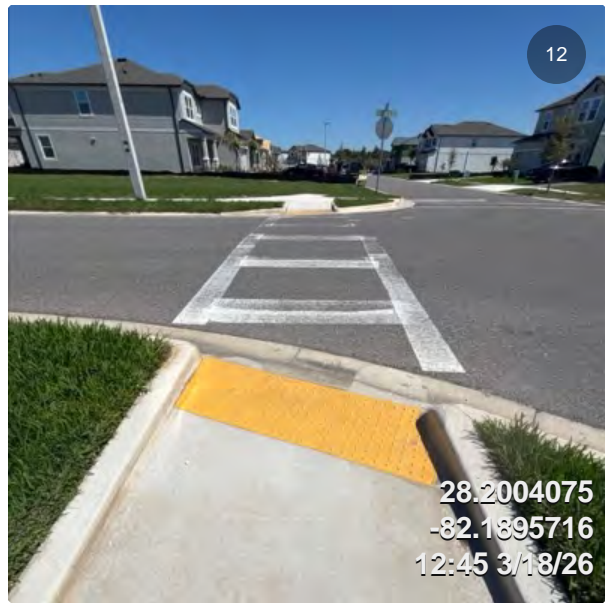
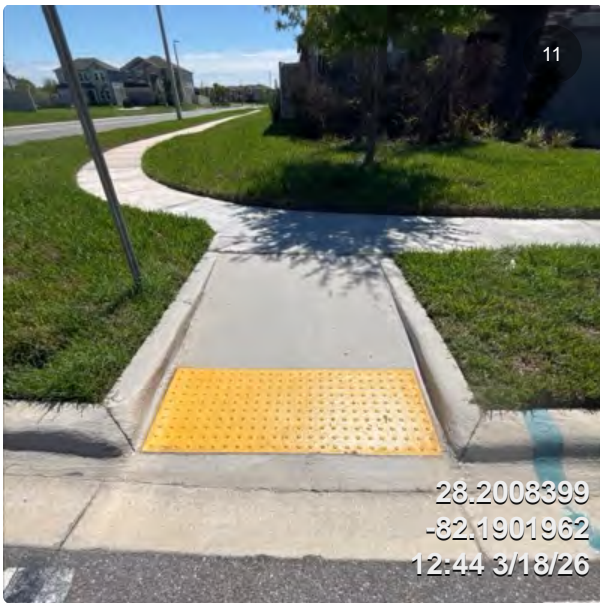
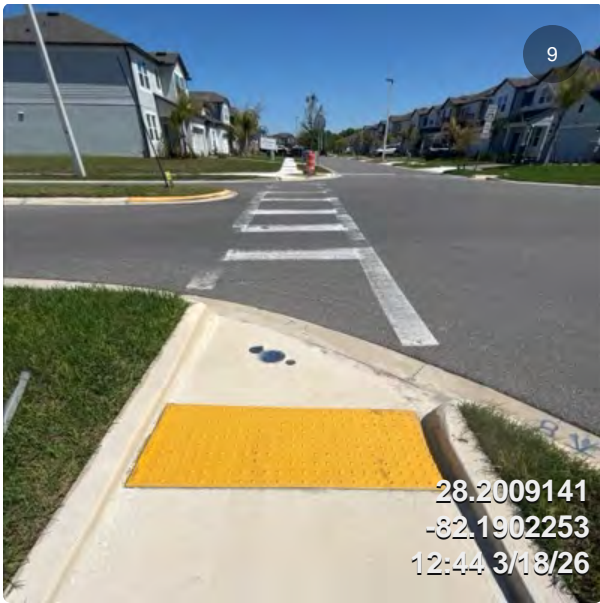
District Field Inspector

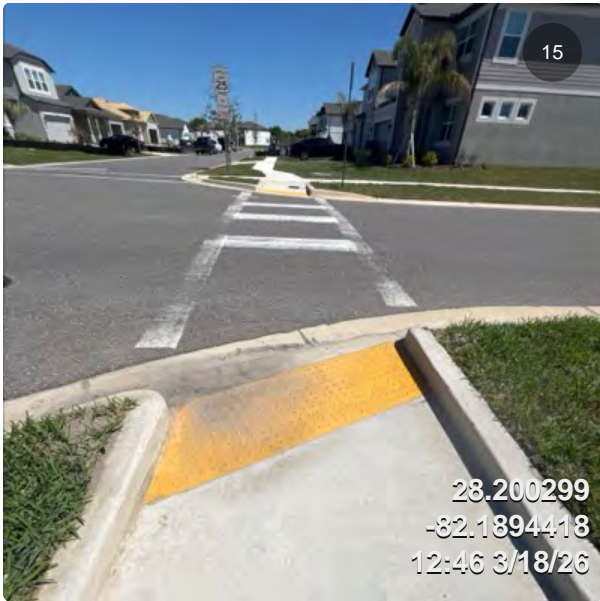
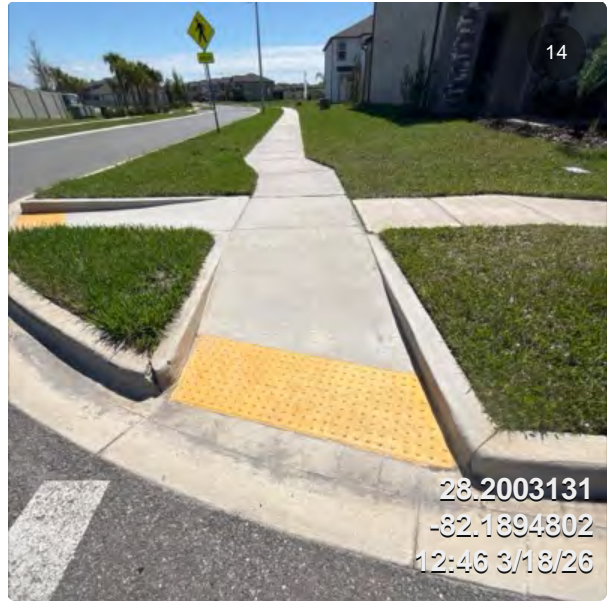
# Item 1 - Cobble Creek Blvd Entrance Lane

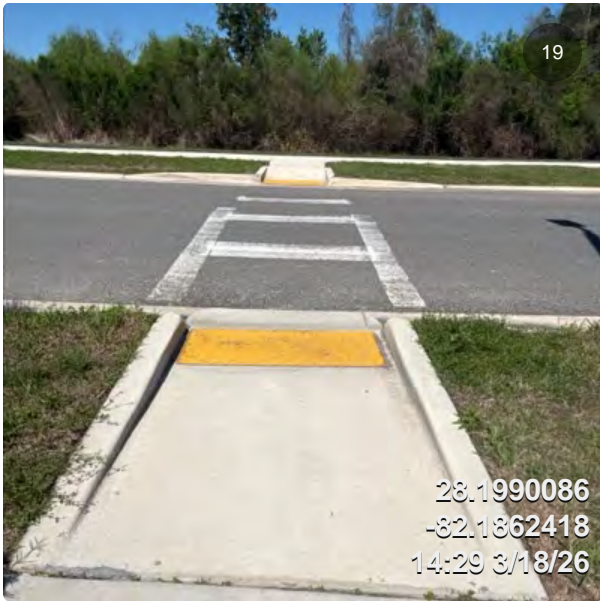
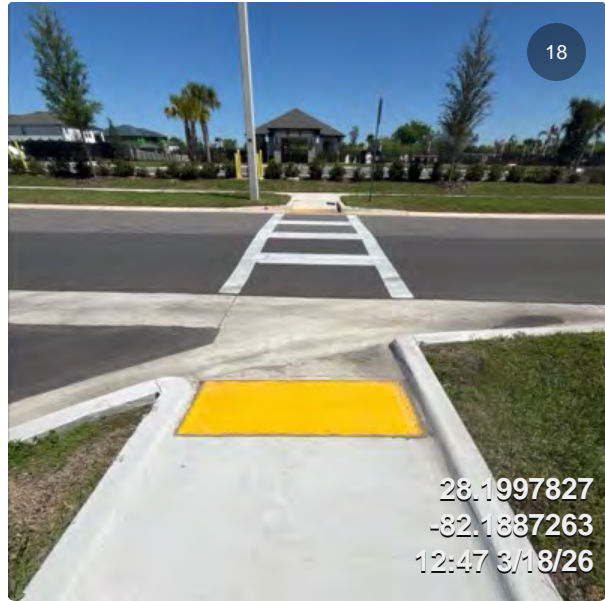
Assigned To: Board of Supervisors





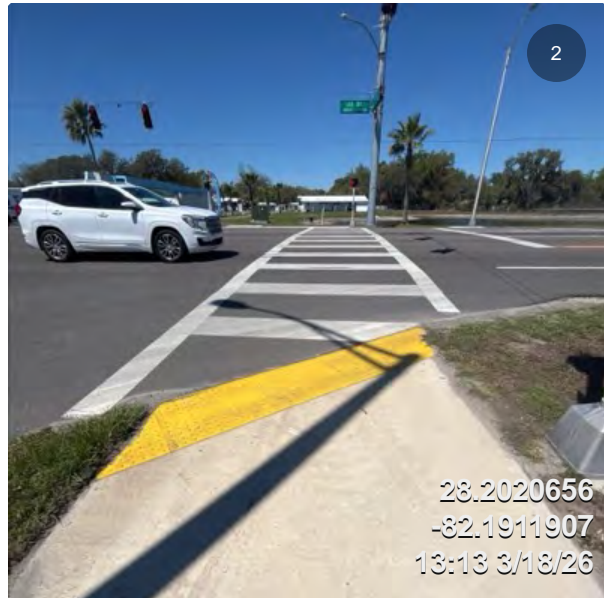


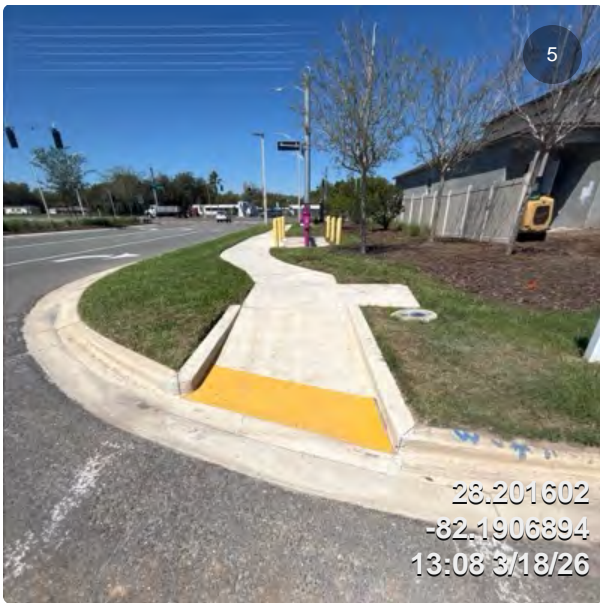
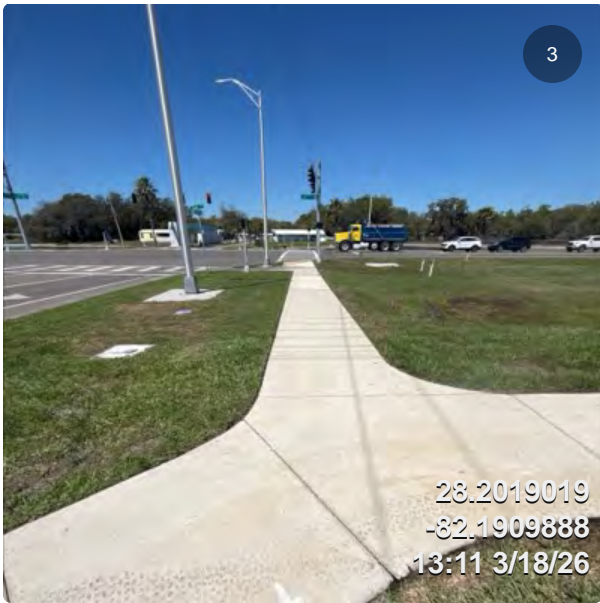






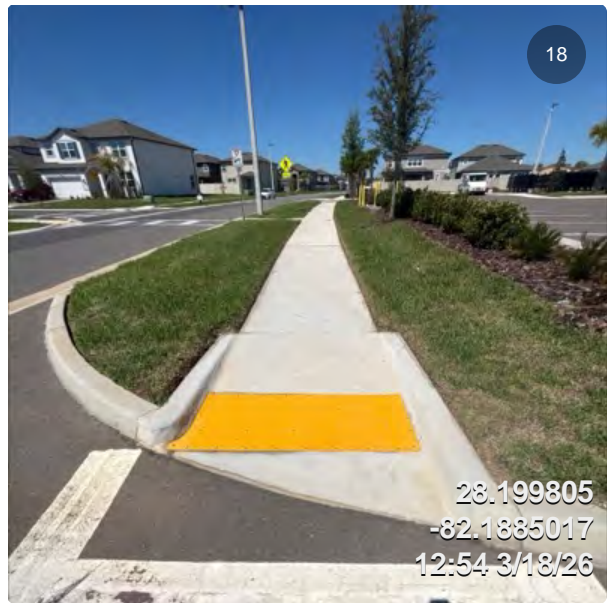
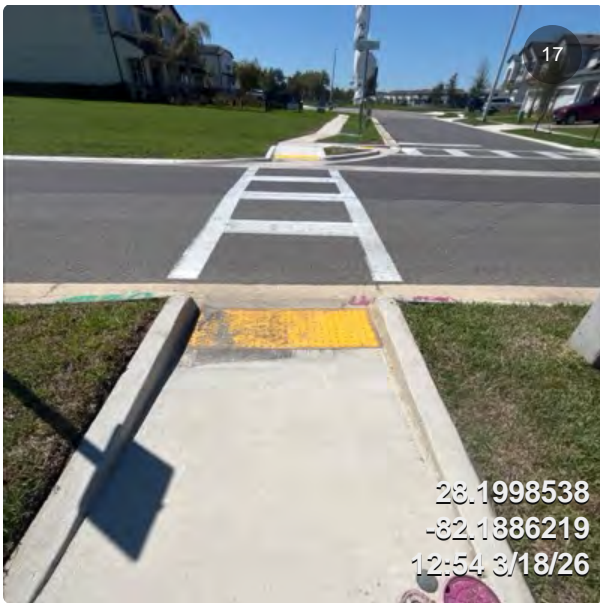
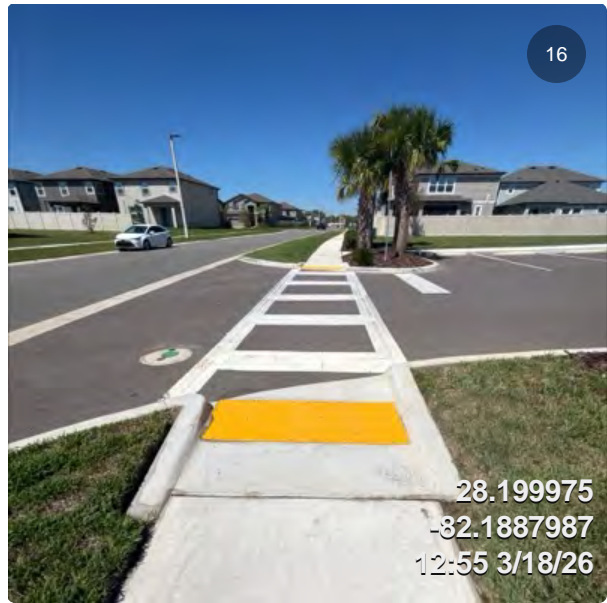
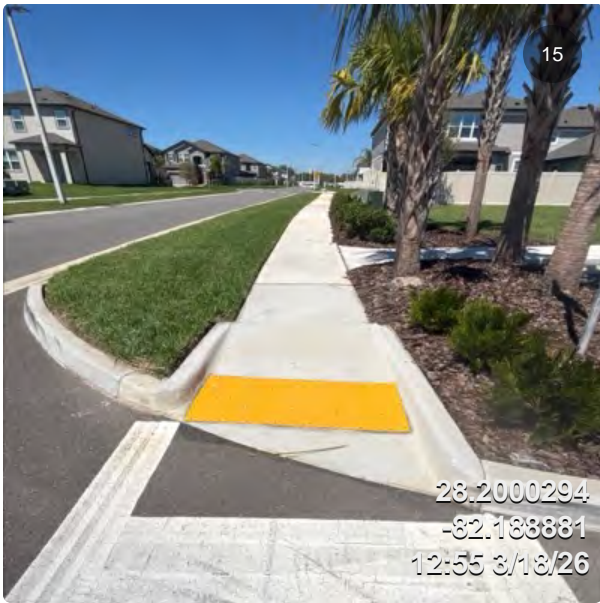
**Item 2 - Cobble Creek Blvd Exit Lane**  
**Assigned To: Board of Supervisors**

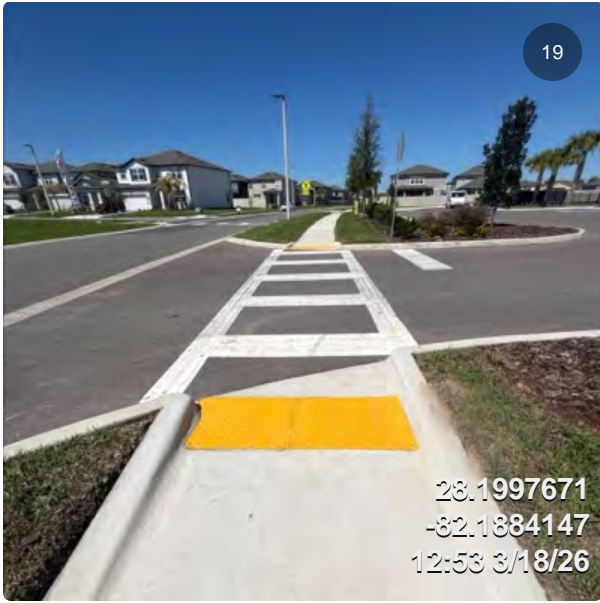




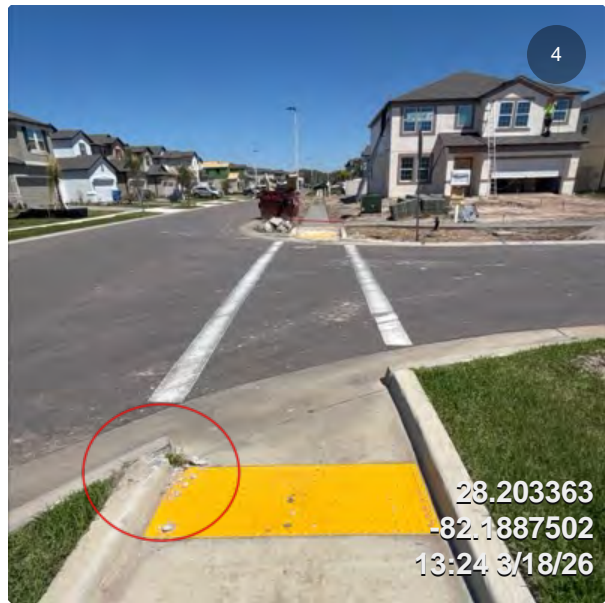


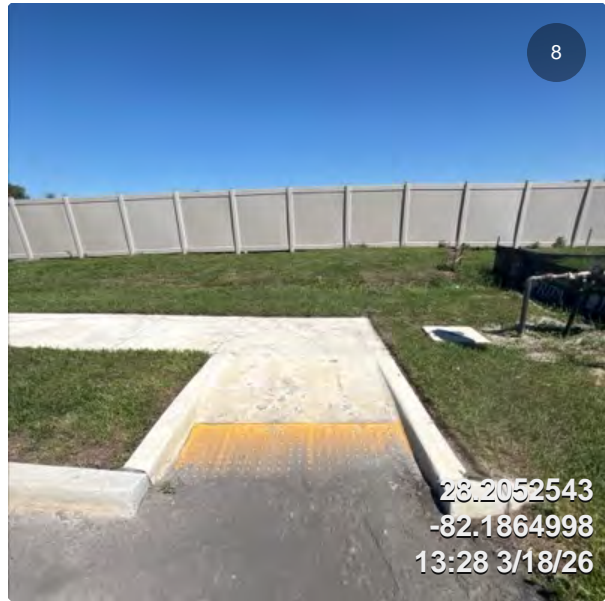
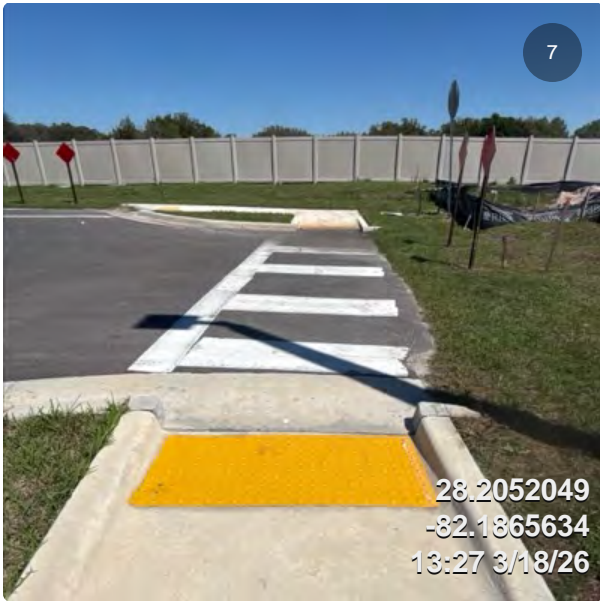
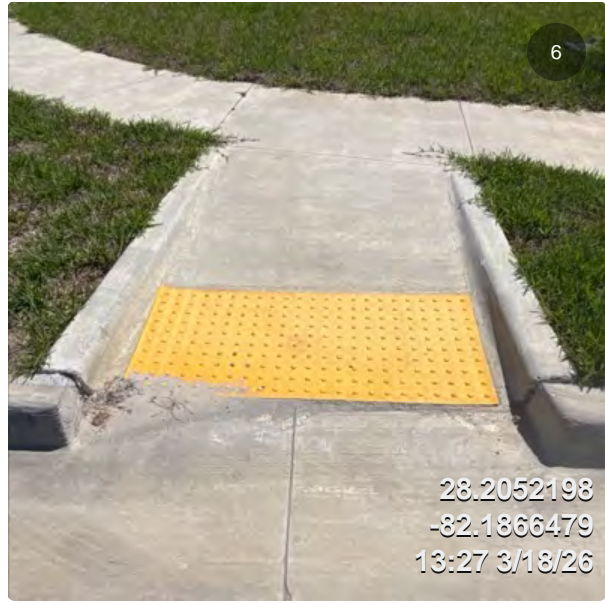


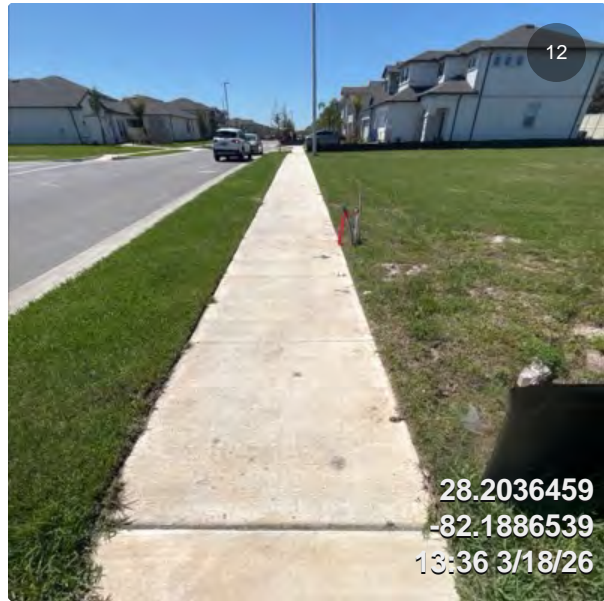
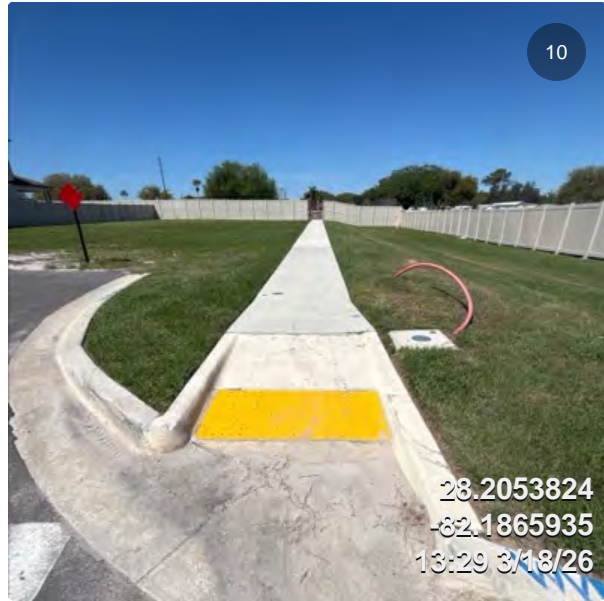




**Item 3 - Fall Harvest Drive**  
**Assigned To: Board of Supervisors**







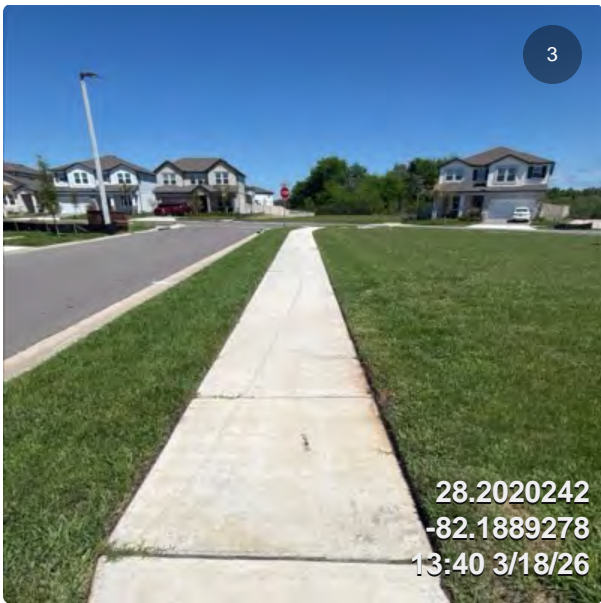
**Item 4 - Autumn Rock Drive**  
Assigned To: [Board of Supervisors](#)



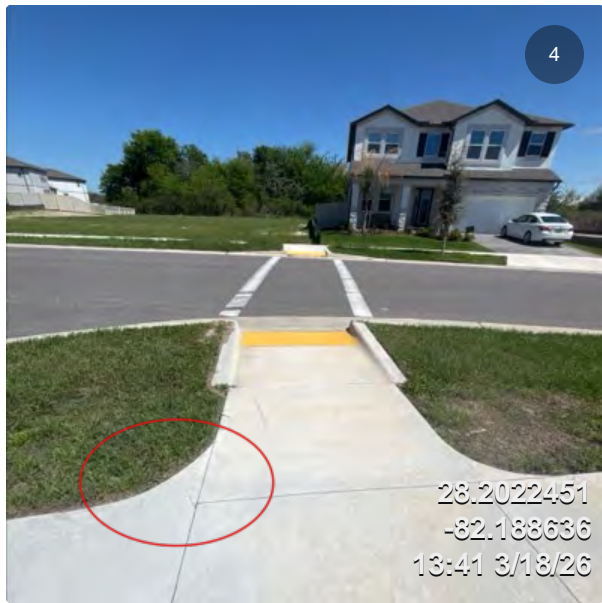
28.2023358  
-82.1887485  
13:39 3/18/26



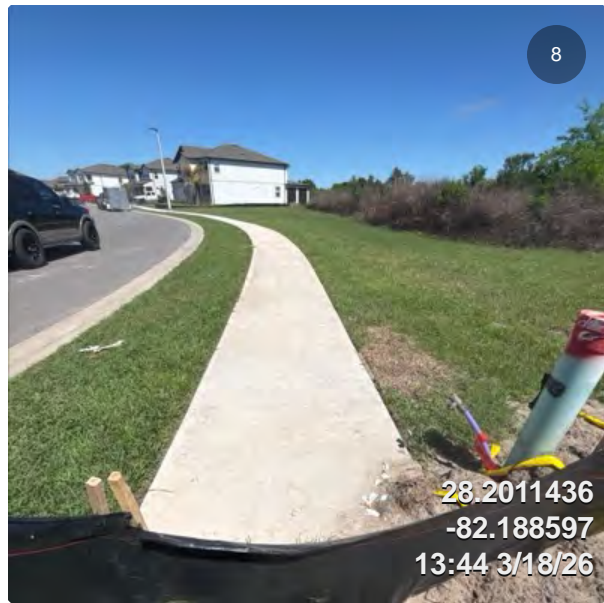
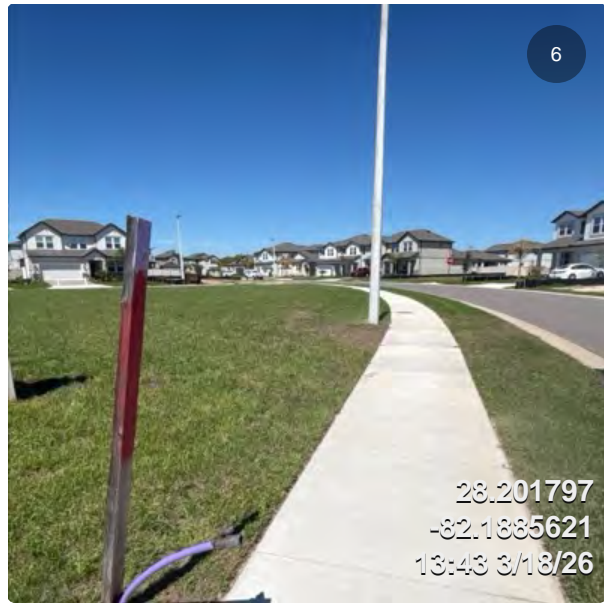
28.2022801  
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13:40 3/18/26



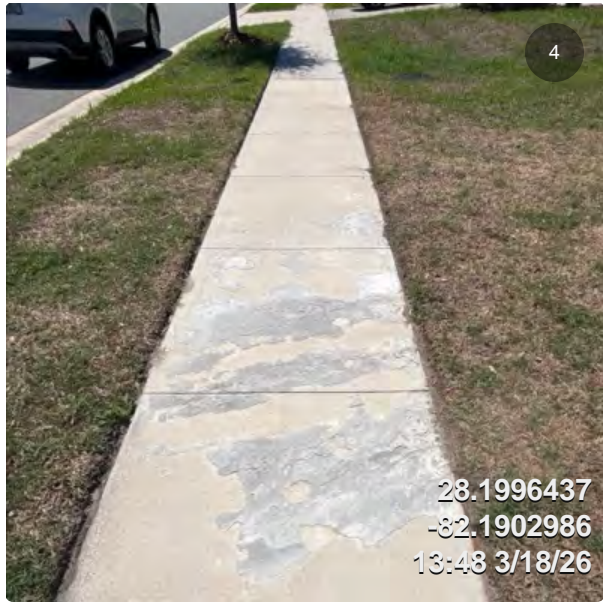
28.2020242  
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13:40 3/18/26



28.2022451  
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13:41 3/18/26



**Item 5 - Autumn Rock Drive**  
Assigned To: [Board of Supervisors](#)



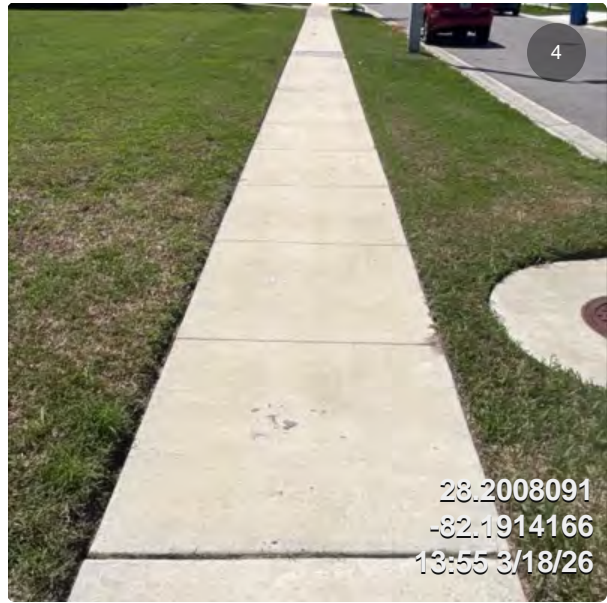
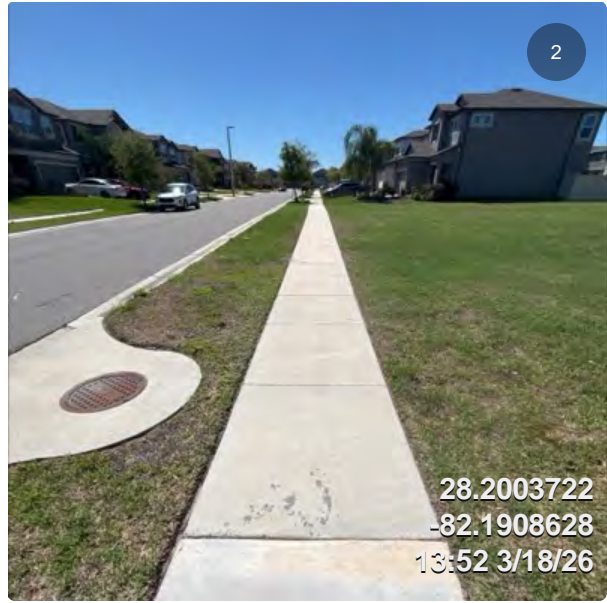
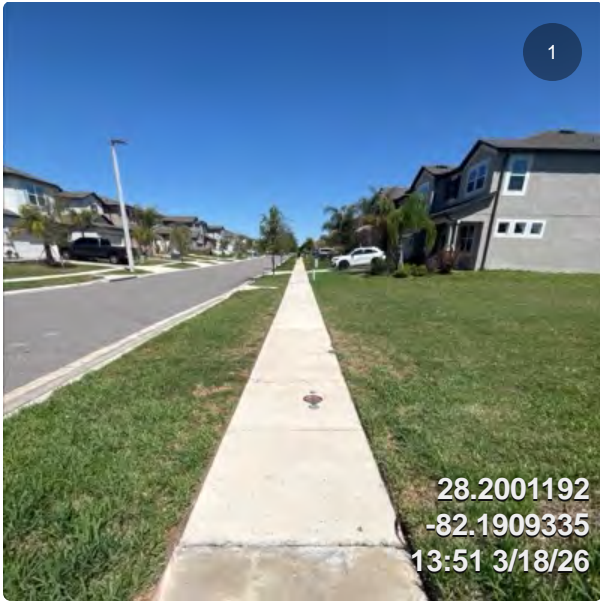


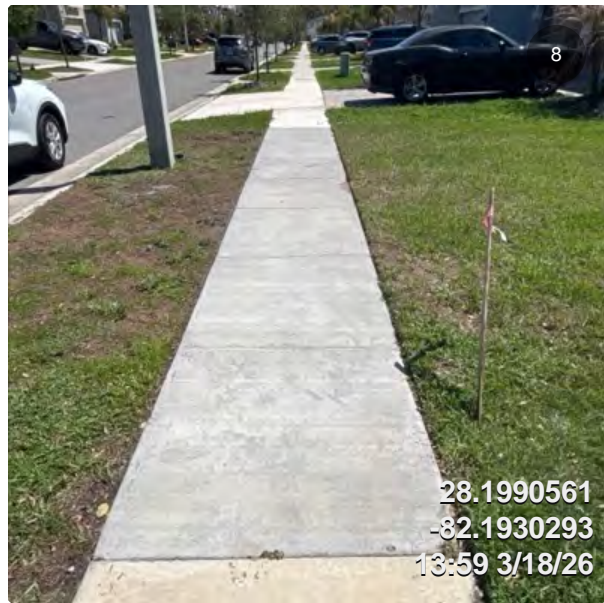
**Item 6 - Adams Cross Drive & Misty Marble Drive**

Assigned To: [Board of Supervisors](#)

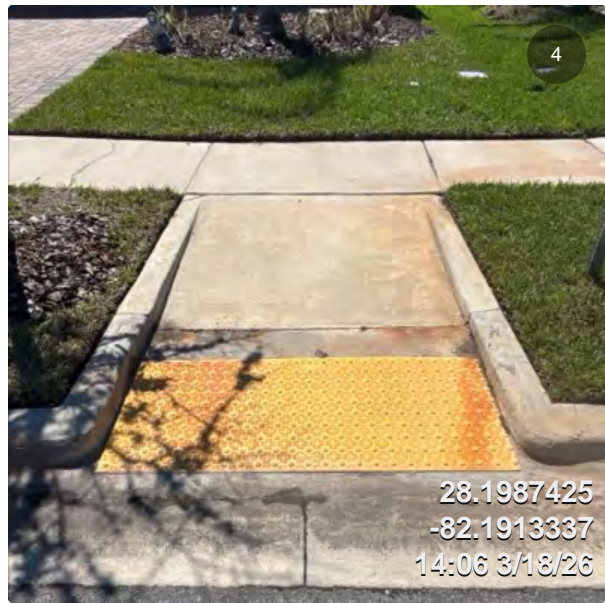
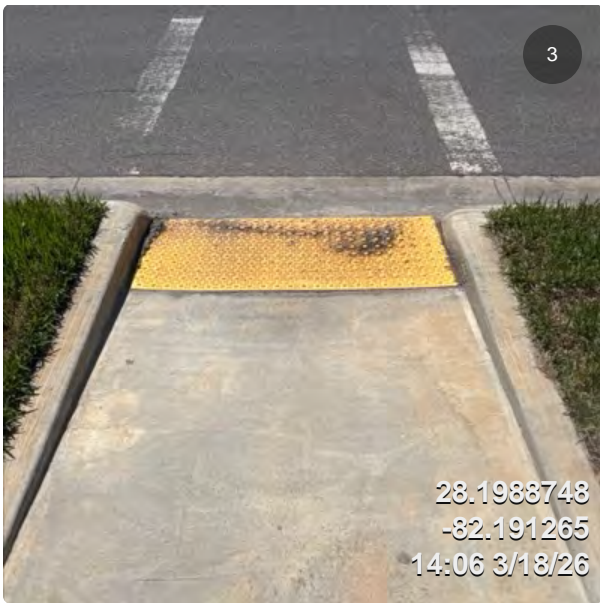
1-3: Adam Rock Drive

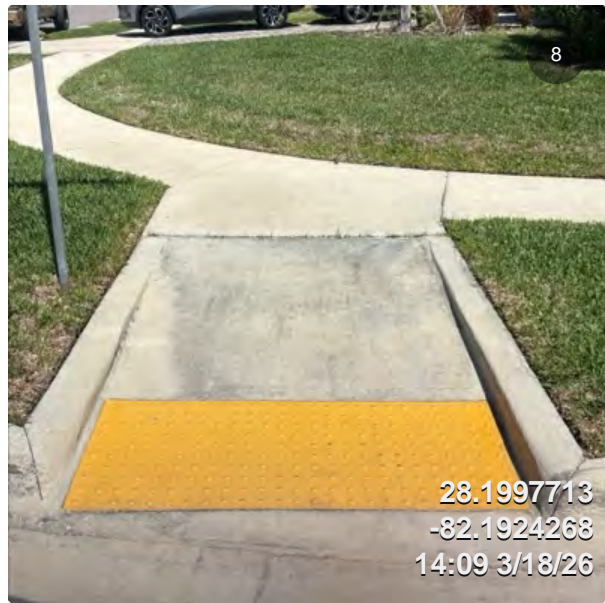
4-8: Misty Marble Drive

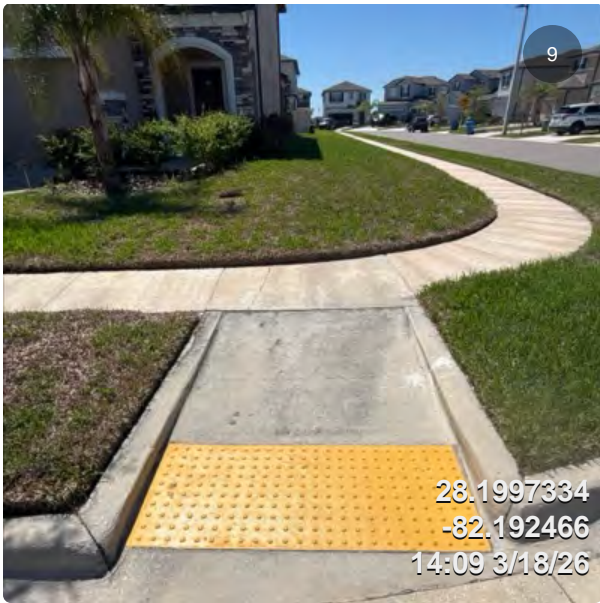




**Item 7 - Beacon Brick Drive**  
**Assigned To: Board of Supervisors**

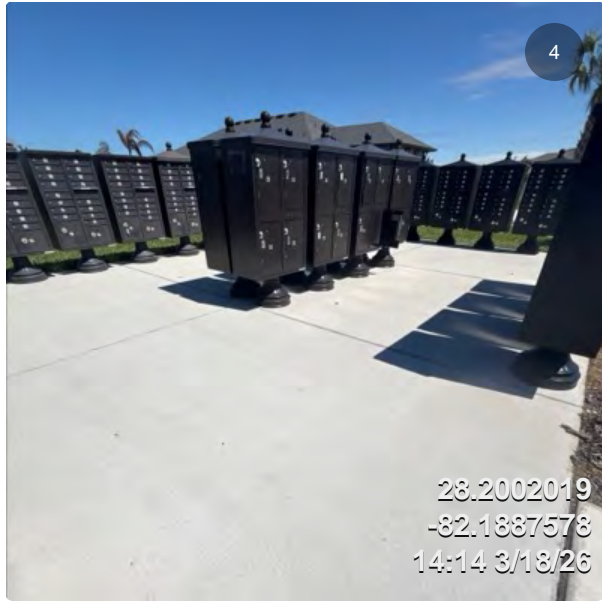


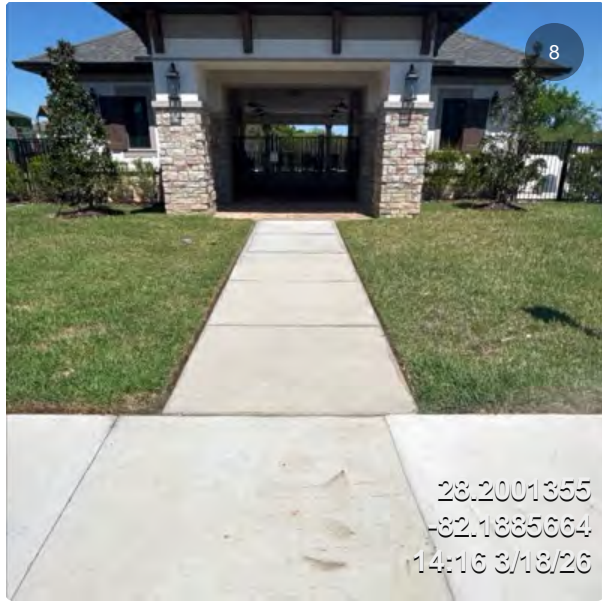




**Item 8 - Amenity Center**  
**Assigned To: Board of Supervisors**









**Item 9 - Sunny Pebble Loop**  
**Assigned To: Board of Supervisors**

