

Cobblestone Community Development District

April 22, 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
Pat Powell, Steadfast Landscape
Diana Lopez, Accountant II
Kelly Dattler, Administrative Assistant III

Regular Meeting Agenda Wednesday, April 22, 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. Business Items

- A. Consideration of Resolution 2026-03; Adopting Parking and Towing Policy
- B. Consideration of License Agreement Regarding Recreational Facilities
- C. Consideration of Traffic Control & Enforcement Agreement between Pasco County & Cobblestone
- D. Discussion of First Draft of FY 2027 Proposed Budget
- E. Discussion of KB Homes Litigation
 - 1. Consideration of Kutak Rock Conflict Waiver
- F. Ratification of Resolution 2026-04; Re-Designating a Qualified Public Depository

4. Consent Agenda

- A. Approval of Meeting Minutes
 - 1. March 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. March 2026

C. Acceptance of the Check Registers

1. March 2026

D. Consideration of Operations and Maintenance Report

1. March 2026

5. Staff Reports

A. Field Inspection Report

1. April Field Inspection Report

2. ADA Pad Replacement Report

B. District Counsel

C. District Engineer

D. District Manager

6. Supervisor Requests

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

8. Adjournment

The next meeting is scheduled for May 27, 2026 at 10:00 a.m.

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Cobblestone Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of roadways, parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt its *Policy Relating to Parking Enforcement* ("**Policy**"); and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Policy for immediate use and application.

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

SECTION 1. The Policy set forth in **Exhibit A** is hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Policy shall remain in full force and effect unless revised or repealed by the District.

SECTION 2. If any provision of this resolution or the Policy is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Policy supersedes and replaces all prior policies relating to the same subject matter.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[CONTINUED ON FOLLOWING PAGE]

PASSED AND ADOPTED this 22 day of April, 2026.

ATTEST:

**COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Policy Relating Parking Enforcement

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT POLICY RELATING TO PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on April 22, 2026, at a duly noticed public meeting, the Board of Supervisors of the Cobblestone Community Development District (“District”) adopted the following “Policy” to govern parking enforcement on certain District property. This Policy supersedes and replaces all prior policies relating to the same subject matter.

1. INTRODUCTION. The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This Policy is intended to provide the District with the ability to remove such vehicles and otherwise take enforcement action consistent with this Policy and as indicated herein.

2. PARKING REQUIREMENTS.

State and Local Parking Requirements

The parking prohibitions set forth in applicable state and local ordinances, including but not limited to, Chapter 316, *Florida Statutes*, and Pasco County Ordinance Chapter 106 – Traffic and Vehicles, are applicable to District-owned property, including but not limited to District-owned rights-of-way, and are incorporated herein by this reference (“**State & Local Parking Requirements**”). Without intending to limit the foregoing, a summary of certain of the State & Local Parking Requirements is listed here (taken from Sections 316.1945 and 316.195, *Florida Statutes*):

- a. **Direction:** Vehicles must park in the direction of authorized traffic movement.
- b. **Distance from Curb:** Right-hand wheels must be within 12 inches of the right-hand curb or edge of the roadway.
- c. **Prohibited Areas (No Stopping, Standing, or Parking):**
 - (1) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no person shall:
 - (a) Stop, stand, or park a vehicle:
 - 1. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
 - 2. On a sidewalk.
 - 3. Within an intersection.
 - 4. On a crosswalk.
 - 5. Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless the Department of Transportation indicates a different length by signs or markings.
 - 6. Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic.
 - 7. Upon any bridge or other elevated structure upon a highway or within a highway tunnel.
 - 8. On any railroad tracks.

9. On a bicycle path.
 10. At any place where official traffic control devices prohibit stopping.
- (b) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
1. In front of a public or private driveway.
 2. Within 15 feet of a fire hydrant.
 3. Within 20 feet of a crosswalk at an intersection.
 4. Within 30 feet upon the approach to any flashing signal, stop sign, or traffic control signal located at the side of a roadway.
 5. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of such entrance (when property signposted).
 6. On an exclusive bicycle lane.
 7. At any place where official traffic control devices prohibit standing.
- d. Disabled Parking:**
- i. It is illegal to park in marked disabled spaces without a proper permit.
 - ii. It is illegal to obstruct the path of travel to an accessible parking space or curb cut.

CDD Specific Parking Requirements

In addition to the State & Local Parking Requirements, the following requirements shall apply to District owned property:

- a. General Provisions**
- i. Parking is NOT allowed on District property, except on District-owned roads and on designated parking areas (e.g., at the District amenity parking lot).
 - ii. ***Overnight Parking*** - No parking is allowed between the hours of 12 a.m. to 6 a.m.
 - iii. Parking on sidewalks is strictly prohibited.
 - iv. Parking on the grass or other landscaped areas is strictly prohibited.
 - v. Parking which blocks any CDD roadway or entrance to a CDD amenity or common area is prohibited.
 - vi. Parking within designated fire lanes on any CDD roadway is prohibited.
- b. Parking and Emergency Access:**
- i. No person may park a vehicle directly across from another vehicle on the same street.
 - ii. No vehicle shall be parked in a manner that would block access by sanitation trucks, emergency vehicles, or other governmental service providers.
- c. District Contractors**
- i. District contractors may park on District owned property (not otherwise permitted under this Policy) when providing service to the District and with prior written authorization from the District Manager.
- d. District Amenity** - The District hereby adopts the following parking requirements for the CDD clubhouse parking lot:
- i. Amenity area parking is for amenity patrons and guests **only** and is limited while enjoying the amenity area.
 - ii. ***Overnight Parking*** - No parking is allowed between the hours of 12 a.m. to 6 a.m.

- iii. Parking in the clubhouse/amenity centers shall be on a first come/first serve basis.

3. TOWING/REMOVAL PROCEDURES.

- a. **AUTHORITY.** With respect to the enforcement of this Policy, the District Manager may implement any one of the following methods in its discretion: (1) the District Manager may authorize “roam towing” by the Towing Operator (defined below), (2) the District Manager, either directly or through the District’s field operations contractor, may elect to contact the Towing Operator for removal of a vehicle parked in violation of this Policy, (3) the District Manager, either directly or through the District’s field operations contractor, may elect to contact local law enforcement to conduct traffic and parking enforcement, provided that a traffic enforcement agreement is in place between the law enforcement authority and the District, or (4) the District Manager, either directly or through the District’s field operations contractor, may elect to take such other action as may be authorized by this Policy. Notwithstanding the foregoing, the District Manager may, in the District Manager's sole discretion, grant nightly parking passes to District residents and patrons authorizing parking on District property during otherwise restricted overnight hours. The Towing Operator shall render its services in accordance with this Policy, the Towing Agreement (defined below) and Florida law.
- b. **SIGNAGE AND LANGUAGE REQUIREMENTS.** All notice required by law in order to implement this Policy shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes* and any other laws and/or local ordinances.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District shall enter into and maintain an agreement with a firm (“**Towing Operator**”) authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with this Policy set forth herein.
- d. **PARKING AT YOUR OWN RISK.** Vehicles may be parked on District property pursuant to this Policy, provided, however, that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
- e. **OTHER DISTRICT PENALTIES.** If any person is found to have violated any of the provisions of this Policy, the District shall have the right to remove the person’s amenity privileges (if any) or take such other action as otherwise provided by Florida law.

LICENSE AGREEMENT REGARDING RECREATIONAL FACILITIES

THIS LICENSE AGREEMENT REGARDING RECREATIONAL FACILITIES (“Agreement”) is made and entered into this 22 day of April, 2026, by and between:

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and with a mailing address of c/o Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (“**District**”), and

COBBLESTONE COMMUNITY ASSOCIATION OF PASCO COUNTY, INC., a Florida not for profit corporation, with a mailing address of 1631 E. Vine Street, Suite 300, Kissimmee, FL 34744 (“**Licensee**”).

RECITALS

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

WHEREAS, the District owns, operates, and/or maintains various facilities within the boundaries of the District, including certain open common areas as depicted in **Exhibit A (“Common Areas”)**, attached hereto and incorporated herein by reference; and

WHEREAS, the Licensee has asked the Board of Supervisors of the District for permission to provide events for residents of the District at the Common Areas (“**Events**”); and

WHEREAS, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to enter the Common Areas for the purposes of providing the Events, provided that such use does not impede the District’s operation of the recreational facilities as a public improvement and as further subject to the terms as provided herein.

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

- 1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.
- 2. GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive, revocable license to enter the Common Areas for the purpose of providing the Events (“**License**”).
- 3. CONDITIONS OF THE LICENSE.** The License is subject to the following terms and conditions:

A. The Licensee's use of the Common Areas shall be for the sole purpose of the Events and reasonable ingress and egress thereto.

B. The Licensee shall coordinate the Events directly with the District Manager or his/her designee. The Licensee shall schedule all Events in advance pursuant to the terms set forth by the District Manager or his/her designee, who shall have final and absolute discretion with respect to matters related to the scheduling and designation of the portions of the Common Areas where Events may be provided. Licensee and its employees, agents, contractors, subcontractors, or volunteers shall not cause any Event to be advertised without prior approval of the District Manager or his/her designee.

C. The Licensee's use of the Common Areas shall not impede public use of any District property. The Licensee's use of the Common Areas is subject to the rules and policies of the District and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

D. The Licensee shall use all due care to protect the property of the District, its residents and landowners from damage, and to require any participants in the Events to do the same. The Licensee agrees to assume responsibility for any and all damage to District property as a result of Licensee's use of the Common Areas under this Agreement, which may be attributable to an act or omission by the Licensee or its agents or invitees. In the event of damage to District Property as a result of Licensee's use of the property, the District shall notify the Licensee of the damage and the Licensee agrees that the District may make arrangements for repairs which the District, in its sole discretion, deems necessary. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this paragraph.

E. The District or its duly authorized agents have the right at any and all times to enter and inspect the Common Areas for compliance with the provisions of this Agreement.

F. For all Events, Licensee shall designate a volunteer to serve as its main contact in charge of the Event and require said volunteer to execute the HOA Volunteer Waiver set forth in **Exhibit B** hereto. The Licensee shall be responsible for ensuring that any Volunteer serving as the main contact in charge of an Event has executed a Volunteer Waiver prior to the commencement of such Event.

G. For all Events, Licensee shall comply with the safety standards and requirements set forth in the Florida Insurance Alliance Guidance Document attached hereto as **Exhibit C**. Licensee acknowledges that **Exhibit C** is provided by

the District's third-party insurance provider and is encouraged to consult its own insurance advisors regarding the applicability of such standards to its specific circumstances. Licensee's obligation to comply with **Exhibit C** shall not be diminished by any disclaimer contained therein.

H. In the event of any incident occurring at or in connection with an Event that involves injury to any person, damage to property, a safety hazard, a threat, or the involvement of law enforcement, the Licensee shall: (i) promptly notify the District Manager or designated District staff verbally or in writing as soon as practicable, and in no event later than twenty-four (24) hours after the incident; and (ii) provide the District Manager with a written incident report within twenty-four (24) hours of the incident, documenting the date, time, location, nature of the incident, persons involved (if known), actions taken, and any response by law enforcement or emergency services. The Licensee shall cooperate fully with any follow-up inquiry by the District regarding the incident. The Licensee's obligation to notify the District under this paragraph shall not be contingent upon any determination of fault or liability.

Should the Licensee fail to comply with this section, the District may immediately terminate this Agreement, notwithstanding any provisions to the contrary and pursue all remedies available at law or in equity.

4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall continue in full force and effect for a period of ten (10) years from such date, unless revoked or terminated earlier in accordance with Paragraph 5, below. The Agreement may be renewed, however, subject to the parties' agreement on the terms of such renewal.

5. REVOCATION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be revoked, in whole or in part, and with or without cause, at the sole discretion of the District. In the event the District exercises its right to revoke the License, the District shall provide Licensee written notice of the revocation, which shall be effective immediately upon receipt by Licensee of the notice. The District shall not be liable for any revocation and/or termination of this Agreement. Licensee may terminate this Agreement upon written notice to the District.

6. CONDITION OF THE COMMON AREAS. The District assumes no liability or obligation to Licensee as to the condition of the Common Areas. The Common Areas are granted in "as is" condition.

7. INDEMNIFICATION; LIMITATION ON LIABILITY. Licensee shall defend, indemnify and hold harmless the District and its supervisors, agents, staff and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from: a) Licensee's occupation or use of the Common Areas, and, b) Licensee's

operations, negligence or willful conduct occurring in or on any part of the Common Areas. The Licensee hereby assumes all risk with respect to its use of the Common Areas. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The provisions of this Paragraph 7 shall survive revocation or termination of this Agreement. In addition to the incident notification obligations set forth in Section 3(I) above, the Licensee shall provide the District with prompt written notice of any claim, demand, lawsuit, or threat of legal action arising out of or in connection with Licensee's use of the Common Areas or the conduct of any Event, and in no event later than two (2) business days after the Licensee becomes aware of such claim or threatened action. Failure to provide timely notice shall not relieve Licensee of its indemnification obligations hereunder except to the extent the District is materially prejudiced by such failure.

8. INSURANCE. Licensee shall maintain and keep in force with an insurance company licensed or authorized to do business in the State of Florida and throughout the entire term of this Agreement, a policy or policies of general comprehensive liability insurance covering the Common Areas in a combined single limit amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate, with a broad form comprehensive general liability endorsement which shall name the District, its supervisors, staff and consultants as additional insured parties and which insurance coverage shall be primary, regardless of whether the District shall maintain other insurance on the Common Areas. Upon the District's request, Licensee shall furnish the District with written evidence that such insurance coverage is in force and effect.

9. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then if successful, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

10. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

11. ASSIGNMENT. The Licensee may not assign its rights, duties or obligations under this Agreement without the prior written approval of the District. Any purported assignment without said written authorization shall be void.

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

13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Any previous agreements related to the subject matter set forth herein, whether verbal or written, are hereby superseded.

14. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Cobblestone Community Development District
c/o Inframark IMS
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Licensee: Cobblestone Community Association of Pasco
County, Inc.
1631 E. Vine Street, Suite 300
Kissimmee, FL 34744
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

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

16. PUBLIC RECORDS. Licensee acknowledges and agrees that all documents of any kind relating to this Agreement may be public records and shall be treated as such in accordance with Florida law.

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

18. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

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

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

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

22. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chairperson, Board of Supervisors

Witness

COBBLESTONE COMMUNITY ASSOCIATION OF PASCO COUNTY, INC.

Signature

By: _____

Print Name of Witness

Its: _____

- Exhibit A: Map of the Common Areas**
- Exhibit B: HOA Volunteer Waiver**
- Exhibit C: Florida Insurance Alliance Guidance Document**

Exhibit A Map of the Common Areas

Tract P-2 as shown on the plat of *Cobblestone Phase 1*, recorded at Plat Book 87, Page 15 et seq. in the Official Records of Pasco County, Florida.

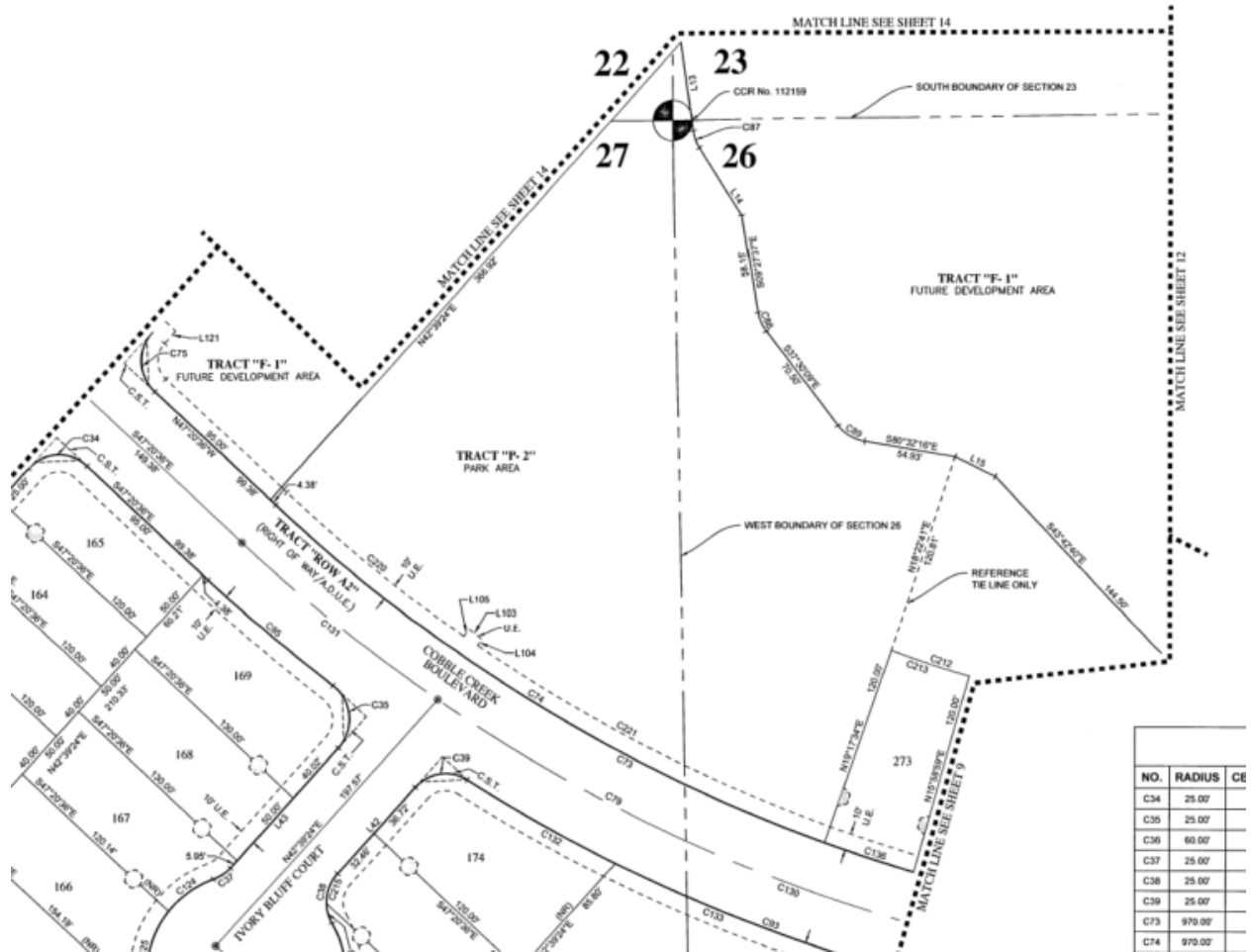


Exhibit B
HOA Volunteer Waiver

**WAIVER AND RELEASE OF LIABILITY
FOR VOLUNTEER SERVICES**

This Waiver and Release of Liability (“**Release**”) is executed by _____ (“**Volunteer**”), who hereby releases Cobblestone Community Development District (“**District**”), Cobblestone Community Association of Pasco County, Inc. (“**Association**”), and their present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives and agents, and all of the successors and assigns of the foregoing (together, “**Released Parties**”). The Volunteer desires to provide volunteer services on behalf of the Association and for Events pursuant to that certain *License Agreement Regarding Recreational Facilities* (“**Agreement**”), for the following activity: **SERVE AS CONTACT IN CHARGE WITH RESPECT TO EVENTS ORGANIZED BY ASSOCIATION AND APPROVED BY DISTRICT MANAGER PURSUANT TO THE AGREEMENT.**

1. **Volunteer Role** - Volunteer understands that: (a) the Volunteer is acting on behalf of the Association, which serves as the District's designated representative for Events under the Agreement; (b) the scope of Volunteer's relationship is limited to a volunteer position and no compensation is expected in return for services provided by Volunteer; (c) Volunteer is not an employee of the District or the Association and has no authority to act on behalf of the District or the Association except as expressly authorized above and in the Agreement; and (d) Volunteer is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Volunteer's involvement in the above-listed activity.

2. **Procedure** – The Volunteer is authorized to serve as the main contact in charge of Events organized pursuant to the Agreement. In that capacity, the Volunteer is responsible for overseeing the orderly conduct of Events and for promptly notifying the District in the event of any incident, hazard, or disruption. The Volunteer shall adhere to the following procedural requirements:
 - a. **Documentation.** Volunteer agrees to abide by all provisions of the Agreement, including securing insurance as required by the District, and advertising events only after approval of District Manager.
 - b. **Maintain Professional Conduct.** The Volunteer shall conduct all Event activities in a professional and courteous manner, shall not engage in arguments or disputes with residents or other individuals, and shall de-escalate any confrontational situations by disengaging and, if necessary, contacting law enforcement.
 - c. **Contact District Staff.** For non-emergency situations that may arise, the Volunteer shall first attempt to contact the District Manager or designated District staff with any questions or concerns regarding the Event before taking any independent action.
 - d. **Calling Law Enforcement.** The Volunteer is authorized to contact local law enforcement if: (i) a person or situation poses an immediate safety hazard (e.g., blocking emergency access, fire lane, or fire hydrant); (ii) the Volunteer observes criminal activity; or (iii) an individual becomes threatening or confrontational. The Volunteer shall not attempt to physically confront or restrain any person.
 - e. **Incident Reporting and Record Keeping.** In the event of any incident occurring at or in connection with an Event that involves injury to any person,

Exhibit B
HOA Volunteer Waiver

damage to property, a safety hazard, a threat, or the involvement of law enforcement, the Volunteer shall: (i) promptly notify the District Manager or designated District staff as soon as practicable, and in no event later than twenty-four (24) hours after the incident; (ii) prepare a written incident report documenting the date, time, location, nature of the incident, persons involved (if known), actions taken, and any response by law enforcement or emergency services; and (iii) submit the written incident report to the District Manager within twenty-four (24) hours of the incident, or as otherwise directed by the District Manager. The Volunteer shall cooperate fully with any follow-up inquiry by the District regarding the incident.

- 3. Waiver and Release:** In consideration for allowing Volunteer to participate in the above-referenced activity, the sufficiency and adequacy of which are hereby acknowledged by Volunteer, I, the Volunteer, on behalf of myself, my personal representatives and my heirs, hereby voluntarily agrees to indemnify, defend, release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my participation as a volunteer, including any and all on-site or off-site activities related to the services or properties of the District. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities.
- 4. Insurance:** Further I understand that District does not assume any responsibility for or obligation to provide me with financial or other assistance, including but not limited to medical, health or disability benefits or insurance of any nature in the event of my injury, illness, death or damage to my property.
- 5. Medical Treatment:** I hereby release and forever discharge the District from any claim whatsoever which arises or may hereafter arise on account of any first-aid treatment or other medical services rendered in connection with an emergency during my tenure as a volunteer with District.
- 6. Rules:** I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time.
- 7. Other.** This Release shall be governed by and interpreted in accordance with the laws of the State of Florida, and is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I agree that if any portion of this Release is deemed invalid, that the remainder will remain in full force and effect. Nothing in this Release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Exhibit B
HOA Volunteer Waiver

I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Participant Name: _____

Date: _____

Participant Signature: _____

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

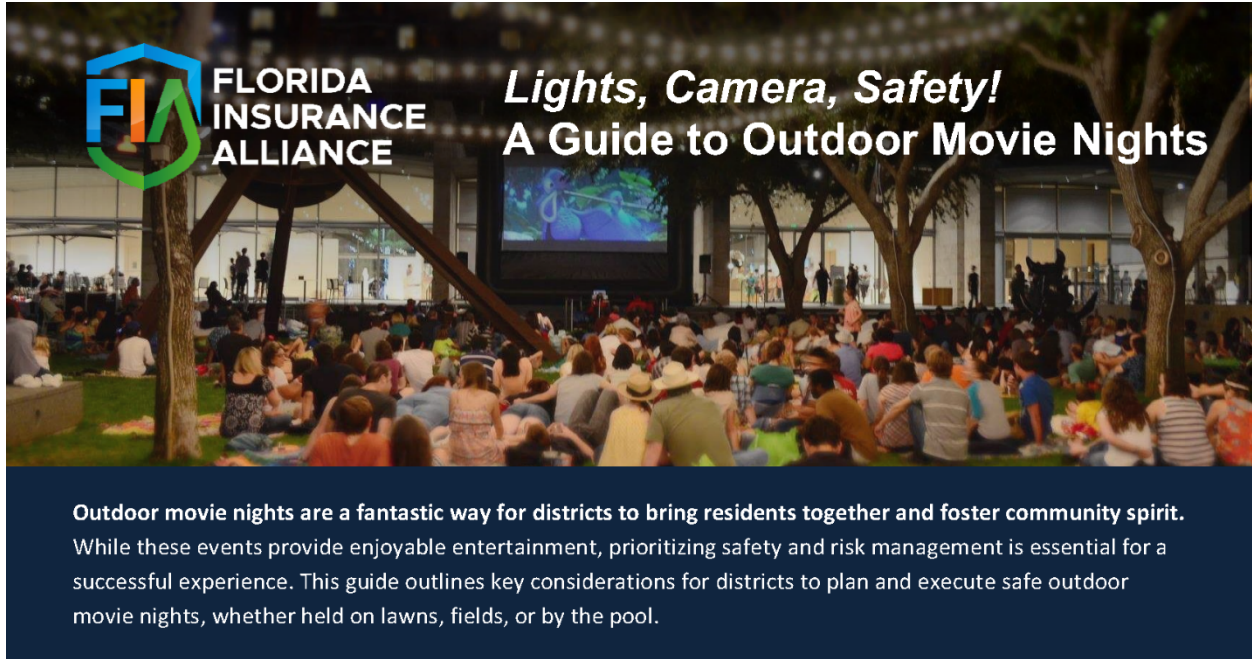
Emergency Contact: _____

Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, the District may be required to disclose the information you submit to us. Under certain circumstances, the District may only be required to disclose part of the information submitted to the District. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

Exhibit C
Florida Insurance Alliance Guidance Document



Choosing Your Venue

- **Lawn or Field:** These offer ample space for attendees to spread out and enjoy the movie. However, it is crucial to inspect the area beforehand for potential hazards like:
 - **Uneven ground, holes, or divots** that could cause trips and falls.
 - **Exposed tree roots or rocks** that can be tripping hazards, especially in low light.
 - **Sprinkler heads** that may activate during the event, creating slippery surfaces.
 - **Debris or obstacles** that could obstruct walkways or seating areas.
 - **Accessibility considerations** for attendees with mobility challenges.
- **Pool Area:** Poolside movie nights offer a unique and refreshing experience. If you're planning a "dive-in movie," be aware of Florida's night swimming regulations.
 - **After Hours Pool Use:** In Florida, night swimming is defined as swimming between 30 minutes before sunset and 30 minutes after sunrise. Pools must meet specific lighting requirements to be approved for night swimming.
 - **Compliance:** If your pool is not approved for night swimming, consider scheduling the movie during daylight hours or limiting access to the pool deck only. If you wish to host a night-time "dive-in movie," ensure your pool has the necessary lighting and permits.

Planning The Event

- **Early Planning:** Start planning well in advance to secure necessary equipment and staff.
- **Date & Time:** Weekends are popular but consider a weekday to avoid larger crowds. Factor in sunset times and Florida's weather patterns when scheduling.
- **Staffing and Vendors:** Even small-scale events require adequate staffing to manage setup, crowd control, and any potential safety concerns. If enlisting the help of volunteers, ensure their roles and responsibilities are clear. If vendors will be involved be sure to have the proper risk transfer mechanisms in place including agreements and additional insured status.

Exhibit C

Florida Insurance Alliance Guidance Document



Safety Measures for All Venues

- **Pre-Event Inspection:** Thoroughly inspect the chosen venue for potential hazards as described above. Address these issues before the event.
- **Lighting:** Provide ample lighting at entry/exit points, walkways, and around seating areas. Consider subtle uplighting to enhance visibility without distracting from the movie.
- **Seating:**
 - If providing seating, ensure it is in good condition. Inspect chairs and benches for any damage or weaknesses.
 - A "bring your own chair" policy may be a good option to reduce liability.
- **Equipment Safety:** Place electrical equipment away from water and high-traffic areas. Secure all cords to prevent tripping hazards. All electrical equipment should be UL approved to ensure it's safe for outdoor use.
- **First Aid:** Have a well-stocked first-aid kit readily available and designate someone with basic first aid knowledge.
- **Emergency Plan:** Develop a clear emergency plan tailored to the chosen venue and potential risks. This should include procedures for handling:
 - **Medical emergencies**
 - **Weather-related issues** (e.g., sudden rain, lightning)
 - **Other concerns specific to the location** (e.g., power outages, equipment malfunctions)
- **Weather Considerations:** Florida's weather can be unpredictable. Have a contingency plan in place for rain or wind, such as providing a covered area or rescheduling the event.
 - **Wind:** If using an inflatable screen, be aware of wind speed limitations and have a plan to secure or take down the screen in high winds.
 - **Rain:** Protect electrical equipment from moisture. Consider having tarps or covers on hand.
 - **Dampness:** Ensure equipment, particularly the screen, is properly dried after the event to prevent damage.

Safety Measures for All Venues

- **Movie Selection:** Choose a family-friendly movie suitable for all ages. Consider the theme of your event and the interests of your community.
- **Legal Considerations:** Some movie production studios may restrict outdoor screenings or charge licensing fees.
- **Marketing:** Promote your event well in advance, highlighting safety precautions and any specific guidelines.
- **Communication:** Clearly communicate any specific rules or guidelines to attendees.
- **Supervision:** Ensure adequate adult supervision, especially if children are present.
- **Insect Control:** Remind attendees that they are responsible for the use of insect repellent if desired. Ensure the area is free of insect nests.

By following these guidelines and prioritizing safety, CDDs can create memorable outdoor movie nights that foster community spirit and provide fun for all ages, regardless of the chosen venue. Remember, careful planning and attention to detail are key to a successful and safe event.

At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your district's risk management program, please contact us at riskservices@egisadvisors.com.

*NOTE: The Florida Insurance Alliance Guidance Document is provided by the District's third-party insurance provider. The District makes no representations as to its completeness or continued currency, and Licensee and its volunteers are encouraged to consult their own insurance advisors regarding the applicability of the standards set forth therein to their specific circumstances.

AGREEMENT BETWEEN PASCO COUNTY, FLORIDA, AND COBBLESTONE COMMUNITY
DEVELOPMENT DISTRICT FOR COUNTY EXERCISE OF TRAFFIC CONTROL JURISDICTION

THIS AGREEMENT is made and entered into by and between PASCO COUNTY, FLORIDA, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners (hereinafter referred to as "COUNTY"), and COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized pursuant to Chapter 190, Florida Statutes; acting by and through its Board of Supervisors (hereinafter referred to as the "CDD").

WITNESSETH:

WHEREAS, Section 316.006, Florida Statutes, provides that COUNTY may exercise jurisdiction over roads owned or controlled by a special district located in the unincorporated area within its boundaries if the joining parties owning or controlling such roads provide written agreement approved by COUNTY that COUNTY has traffic control jurisdiction over the roads encompassed by such agreement; and

WHEREAS, CDD is located within the unincorporated area of Pasco County and the roads within the District are roads owned or controlled by a special district; and

WHEREAS, CDD has experienced numerous traffic control problems, such as motorists failure to obey traffic regulations; and

WHEREAS, the COUNTY hereto has consulted the Sheriff of Pasco County regarding traffic control and enforcement within CDD pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the premises set forth hereinabove, the terms of which are incorporated herein, the mutual promises hereinafter set forth, the sufficiency and adequacy of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. COUNTY will exercise traffic control jurisdiction which regulates, warns, or guides traffic over the roads within CDD as depicted in **Exhibit "A,"** attached hereto and incorporated by reference into this Agreement.

2. The COUNTY and CDD understand and acknowledge that traffic control and enforcement shall be accomplished by the Sheriff of Pasco County (hereinafter "Sheriff") under terms and conditions consistent with the level of service provided by the Sheriff in similar geographic areas of Pasco County, Florida.

3. The exercise of jurisdiction provided for herein shall be in addition to jurisdictional authority presently exercised by COUNTY under the law and nothing in this Agreement shall be construed to limit or remove any such jurisdictional authority. Similarly, nothing herein shall be construed to obligate COUNTY in any way beyond said traffic control and enforcement.

4. The planning, scheduling, organization, direction, and supervision of the Sheriff's personnel in all matters incidental to the delivery of traffic control or enforcement shall be solely determined by and at the discretion of the Sheriff.

5. CDD shall reimburse the COUNTY and/or Sheriff for actual costs attributed to the traffic control and enforcement, should any additional costs be incurred in performance of this Agreement.

6. CDD agrees, at its own expense, to comply with all applicable requirements for signage and traffic control and enforcement as required by Florida law, Pasco County ordinances,

Florida Department of Transportation standards and all Pasco County Traffic Control Devices Certification Requirements. Specifically, CDD agrees to comply with Section 316.0745, Florida Statutes, Uniform Signals and Devices and the Manual on Uniform Traffic Control Devices. CDD agrees to comply with said requirements for all future installations and to maintain all current installations in accordance with said requirements. CDD agrees to comply with any warrant studies performed. CDD agrees within thirty (30) days of the date of notice from COUNTY to remove any multi-way stops or other installations that a study finds not to be warranted. CDD agrees not to install any new multi-way stop or other installation without prior approval of COUNTY. Certification is attached hereto as **Exhibit "B,"** and incorporated by reference into this Agreement.

7. This Agreement will be for an initial term of one (1) year and shall be automatically renewed on an annual basis, unless otherwise terminated as provided herein.

8. This Agreement may be terminated by either party, without cause or liability, upon thirty (30) days written notice to the other party. It is explicitly noted that should the Sheriff request that the COUNTY terminate this Agreement, the COUNTY will honor that request pursuant to this paragraph.

9. This Agreement shall not be construed to constitute that the COUNTY and/or the Sheriff, or any of their respective agents, deputies, employees, officers, or representatives are agents or employees of CDD, or vice versa.

10. It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that is any section, subsection, sentence, clause, or provision of this Agreement is held invalid, the remainder of this Agreement shall be construed as not having contained said section, subsection, sentence, clause, or provision and shall not be affected by such holding.

11. This Agreement contains the sole understanding between the parties and no modification hereby may be made except by and instrument in writing and executed in the same manner as the Agreement.

12. This Agreement shall not be assigned, or other responsibilities herein transferred, delegated, or conveyed in any manner, without the express written consent of COUNTY. The COUNTY will not provide such written consent prior to consulting with the Sheriff.

13. This Agreement shall be binding upon the parties, their heirs, assigns, and successors in interest.

14. In consideration for making and entering into this Agreement described herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CDD, by its presence, for itself and for anyone claiming by, through, or under it, respectively, does hereby fully and forever disclaim, waive, surrender, remise, release, acquit, satisfy, and discharge Pasco County, Florida, its employees, representatives, agents, commissioners, and the Pasco County Sheriff, his employees, representatives, or agents, individually, jointly and severally, from any rights, powers, prerogatives, injuries, privileges, and interests (beneficial or otherwise), claims, demands, damages, both compensatory and punitive, costs and attorney's fees, actions, causes of action, whether arising at law or in equity, arising from, in connection with, or by reason of actions and causes of action whether arising at law or in equity, arising from, in connection with, or by reason of this Agreement.

15. To the extent permitted by law without waiver of sovereign immunity in tort, CDD shall indemnify, defend, and hold harmless the COUNTY and/or Sheriff and all of their respective

officers, deputies, agents, representatives, and employees, from any claim, loss, damage, cost, charge, or expense, including attorney's fees and costs, arising out of any act, action, neglect, or omission during the performance of this Agreement or work performed thereunder, whether direct or indirect, caused by negligence of the CDD or its officers, agents, representatives, or employees. CDD'S obligation to defend and indemnify shall not be excused because of CDD'S inability to evaluate liability or because CDD evaluated liability and determines that the CDD is not liable. CDD'S obligation under this provision shall not be limited in any way to the agreed upon contract price, if any, as shown in this Agreement or CDD'S limit of or lack of sufficient insurance protection.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

DRAFT

IN WITNESS WHEREOF, the parties have caused these premises to be executed by their duly authorized representatives on this 22 day of April, 2026.

ATTEST:
(SEAL)

PASCO COUNTY, FLORIDA, a political
subdivision of the State of Florida

Nichole Alvarez-Sowles
Clerk & Comptroller

Jack Mariano, Chair

COBBLESTONE COMMUNITY DEVELOPMENT
DISTRICT

Chair

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____ as Chair of the Board of Supervisors of COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, a special district, who is personally known to me (or has produced _____ as identification).

Notary Public

Printed Name
Notary Public Serial Number (if any):

Commission Expires: _____

EXHIBIT "A"

DRAFT

EXHIBIT "B"
Engineer's Certification

I, R. Tyson Waag, P.E., of Stantec, have inspected the existing signage and pavement markings in the Cobblestone Community Development District (the "District") in accordance with the Pasco County Traffic Operations Division Traffic Control Certification Requirements for Enforcement Agreements. At the time of inspection, the existing signage and pavement markings on roads in the District were in substantial conformance with the Pasco County Traffic Operations Division Traffic Control Certification Requirements.

R. Tyson Waag, P.E.
FL P.E. No. 99480

DRAFT

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 11/30/2025	December- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$263,946.00	\$0.00	\$263,946.00	\$263,946.00	0%	\$278,082.62
Special Assmnts- CDD Collected	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$295,837.12
Developer Contribution	\$298,721.00	\$0.00	\$298,721.00	\$298,721.00	0%	\$0.00
Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$11,123.30
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUES	\$562,667.00	\$0.00	\$562,667.00	\$562,667.00	0%	\$562,796.43

EXPENDITURES

Administrative

Supervisor Fees	\$7,200.00	\$0.00	\$7,200.00	\$7,200.00	0%	\$7,200.00
ProfServ-Dissemination agent	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
ProfServ-Info Technology	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$1,200.00
ProfServ-Recording Secretary	\$2,400.00	\$0.00	\$2,400.00	\$2,400.00	0%	\$4,500.00
Field services	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$18,000.00
District Counsel	\$40,000.00	\$0.00	\$40,000.00	\$40,000.00	0%	\$40,000.00
District engineer	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Administrative Services	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	0%	\$5,500.00
District manager	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$25,000.00
Accounting services	\$9,000.00	\$0.00	\$9,000.00	\$9,000.00	0%	\$12,000.00
Website Compliance	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	0%	\$3,125.00
Postage, Phone, Faxes, Copies	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Rentals - General	\$1,100.00	\$0.00	\$1,100.00	\$1,100.00	0%	\$3,600.00
Public Officials Insurance	\$2,738.00	\$0.00	\$2,738.00	\$2,738.00	0%	\$2,838.00
Legal Advertising	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	0%	\$3,500.00
Miscellaneous Services	\$250.00	\$0.00	\$250.00	\$250.00	0%	\$250.00
Bank Fees	\$200.00	\$0.00	\$200.00	\$200.00	0%	\$200.00
Financial & Revenue Collections	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$0.00
Website Administration	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$2,400.00
Office supplies	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Dues, Licenses, Subscriptions	\$175.00	\$0.00	\$175.00	\$175.00	0%	\$175.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,561.65
Total Administrative	\$132,163.00	\$0.00	\$132,163.00	\$132,163.00	0%	\$150,649.65

Insurance

Insurance - General Liability	\$3,346.00	\$0.00	\$3,346.00	\$3,346.00	0%	\$3,467.00
Insurance -Property & Casualty	\$10,869.00	\$0.00	\$10,869.00	\$10,869.00	0%	\$9,463.00
Total Insurance	\$14,215.00	\$0.00	\$14,215.00	\$14,215.00	0%	\$12,930.00

Water Utility Services

Cobblestone
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 11/30/2025	December- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Utility - Water	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	0%	\$4,750.00
Total Water Utility Services	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	0%	\$4,750.00
Utility Services						
Utility - Electric	\$18,000.00	\$0.00	\$18,000.00	\$18,000.00	0%	\$12,000.00
Street Lights	\$75,000.00	\$0.00	\$75,000.00	\$75,000.00	0%	\$35,000.00
Internet Services	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,200.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Utility Services	\$93,000.00	\$0.00	\$93,000.00	\$93,000.00	0%	\$49,200.00
Amenity						
Garbage Removal	\$2,800.00	\$0.00	\$2,800.00	\$2,800.00	0%	\$2,800.00
Aquatic Plant replacement	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Security Monitoring Services	\$6,300.00	\$0.00	\$6,300.00	\$6,300.00	0%	\$6,800.00
R&M-Other Landscape	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Landscape - Annuals	\$14,000.00	\$0.00	\$14,000.00	\$14,000.00	0%	\$14,000.00
Landscape - Mulch	\$18,500.00	\$0.00	\$18,500.00	\$18,500.00	0%	\$18,500.00
Landscape maintenance	\$105,000.00	\$0.00	\$105,000.00	\$105,000.00	0%	\$139,000.00
Plant replacement program	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Irrigation Repairs & Maintenance	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$12,000.00
Entry & Walls Maintenance	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	0%	\$1,500.00
Roadway Repair & Maintenance	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	0%	\$1,500.00
Clubhouse - Facility Janitorial Service	\$8,400.00	\$0.00	\$8,400.00	\$8,400.00	0%	\$8,400.00
Amenity Center Cleaning & Supplies	\$750.00	\$0.00	\$750.00	\$750.00	0%	\$750.00
Contracts-Pools	\$14,400.00	\$0.00	\$14,400.00	\$14,400.00	0%	\$24,000.00
Telephone/Fax/Internet Services	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$2,200.00
R&M-Pools	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Facility A/C & Heating Maintenance & Repair	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Recreation / Park Facility Maintenance	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	0%	\$7,500.00
playground equipment and maintenance	\$300.00	\$0.00	\$300.00	\$300.00	0%	\$2,500.00
Access control maintenance & repair	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	0%	\$4,000.00
Dog Waste Station Service & Supplies	\$3,900.00	\$0.00	\$3,900.00	\$3,900.00	0%	\$0.00
Pool Permits	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Pressure Washing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
Total Amenity	\$221,550.00	\$0.00	\$221,550.00	\$221,550.00	0%	\$269,950.00
Landscape and Pond Maintenance						
Waterway Management	\$9,000.00	\$0.00	\$9,000.00	\$9,000.00	0%	\$13,200.00
Landscape- Storm Clean Up & Tree Removal	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$5,000.00
ProfServ-Wildlife Management Service	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Landscape and Pond Maintenance	\$11,000.00	\$0.00	\$11,000.00	\$11,000.00	0%	\$19,200.00
Contingency						
Reserves - Contingency	\$90,739.00	\$0.00	\$90,739.00	\$90,739.00	0%	\$75,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 11/30/2025	December- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<i>Total Contingency</i>	\$90,739.00	\$0.00	\$90,739.00	\$90,739.00	0%	\$75,000.00
TOTAL EXPENDITURES	\$567,167.00	\$0.00	\$567,167.00	\$567,167.00	0%	\$581,679.65
Excess (deficiency) of revenues	-\$4,500.00	\$0.00	-\$4,500.00	-\$4,500.00	0%	-\$18,883.22
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$0.00	-\$4,500.00	-\$4,500.00	0%	-\$18,883.22
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$4,500.00
FUND BALANCE, ENDING	-\$4,500.00	\$0.00	-\$4,500.00	-\$4,500.00	0%	-\$23,383.22

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION										
Phase 1- Series 2022-1										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	128	\$910.25	\$926.48	-\$16.22	\$1,233.52	\$1,233.52	\$0.00	\$2,143.77	\$2,160.00	-\$16.22
SF 50'	54	\$1,137.82	\$1,158.10	-\$20.28	\$1,541.90	\$1,541.90	\$0.00	\$2,679.72	\$2,700.00	-\$20.28
	182									
Phase 2- Series 2022-2										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	30	\$910.25	\$926.48	-\$16.22	\$1,233.83	\$1,233.83	\$0.00	\$2,144.08	\$2,160.31	-\$16.22
SF 50'	64	\$1,137.82	\$1,158.10	-\$20.28	\$1,542.28	\$1,542.28	\$0.00	\$2,680.10	\$2,700.38	-\$20.28
	94									
Phase 3- Series 2024										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	43	\$910.25	\$926.48	-\$16.22	\$1,403.39	\$1,403.39	\$0.00	\$2,313.65	\$2,329.87	-\$16.22
SF 50'	76	\$1,137.82	\$1,158.10	-\$20.28	\$1,754.24	\$1,754.24	\$0.00	\$2,892.06	\$2,912.34	-\$20.28
	119									
Phase 4 - Series 2025										
Product	OM Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	129	\$910.25	\$926.48	-\$16.22	\$1,403.21	\$0.00	\$1,403.21	\$2,313.46	\$926.48	\$1,386.99
SF 50'	63	\$1,137.82	\$1,158.10	-\$20.28	\$1,754.01	\$0.00	\$1,754.01	\$2,891.83	\$1,158.10	\$1,733.73
	192									

(1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.
 (2) Operations assessments for FY 2025 will be developer-funded based on actual expenses. Amounts listed are for informational purposes, to reflect anticipated assessments when lots have been closed to end users and third-party builders. Lots which have closed to end users and/or third-party builders by the assessment roll due date for FY 2025 will be billed on-roll, based on the operations and maintenance assessments above.

April 14, 2026

Lannie Hough
Carlton Fields
4221 W. Boy Scout Blvd., Suite 1000
Tampa, Florida 33607
lough@carltonfields.com

Bryan Radcliff
Inframark Community Management
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
bryan.radcliff@inframark.com

Re: Conflict Waiver – Cobblestone Erosion Item

Dear Lannie and Bryan,

As you know, Kutak Rock (“Firm”) has represented and/or continues to represent KB Home Florida Inc. (“KBH”), a foreign profit corporation, in connection with, among other matters, the establishment of various community development districts in Florida (“KBH Matters”). The Firm further represents Cobblestone Community Development District (“CDD”) in general matters (“CDD Matters”). In October 2026, the CDD raised allegations that KBH damaged the CDD’s pond in connection with certain homebuilding and dewatering activities (“Erosion Matter”). We have been asked to represent the CDD in connection with the Erosion Matter.

Our Firm’s proposed representation of the CDD in connection with the Erosion Matter may raise an actual or potential conflict of interest (“Conflict”) due to the fact that KBH and the CDD are opposed to one another in the Erosion Matter. Florida Bar Rule 4-1.7 would preclude us from continuing with this representation unless KBH and the CDD consent to the Conflict. Such representation is possible only if (i) the Conflict is fully disclosed to KBH and the CDD, (ii) our exercise of independent professional judgment in the proposed representation of one client will not be materially limited by our responsibilities to the other client, (iii) we reasonably believe that our representation will not be adversely affected by the Conflict, and (iv) our representation does not violate any other ethical requirements, such as the attorney’s duty of confidentiality to each client.

We have examined the proposed representation and after careful consideration we have concluded that our representation of KBH and the CDD will not be adversely affected or materially limited by the Conflict. This conclusion is based in part on (i) the unrelated nature of the Erosion Matter to the KBH matters, (ii) the fact that, at the time of the undersigned’s representation, the parties were already working to settle the matter, and (iii) the matter involves a relatively small sum of money.

Please be aware that the Firm must maintain a duty of loyalty and confidentiality to each client. In accordance with the applicable ethical rules and the Firm’s policies, all proprietary or other confidential

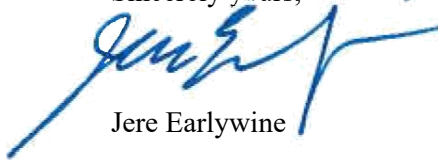
KUTAKROCK

information and material disclosed to us by one client will not be disclosed to the other client unless required by law. If the Firm learns of confidential information about one client that is relevant to the interests of the other client, or if the Firm discovers that one client may have interests that are adverse to the other clients, all clients will be notified of the Conflict (without disclosing the nature of the information), and the Firm may be required to withdraw from its representation of one or all parties.

In light of the factors reflected above, we believe that the Conflict described is waivable under the Florida Bar Rule 4-1.7. In making the decision to consent to the Conflict, each party should consider whether the Firm's representation of the other party would adversely affect or materially limit our representation of the parties. For example, the CDD should consider whether there is a material risk that the Firm attorneys who will represent the CDD in the Erosion Matter would be less zealous in representing that party due to the fact that the Firm also represents KBH. We encourage the CDD to seek independent legal counsel regarding the consideration of the Conflict.

If the CDD and KBH agree to waive the Conflict as described above, please sign and return to us a copy of this letter. Thank you for your attention to this matter. If you have any questions, please let us know.

Sincerely yours,



Jere Earlywine

AGREED TO AND ACCEPTED:

COBBLESTONE CDD

By: _____
Title: _____
Date: _____

KB HOME FLORIDA INC.

By: _____
Title: _____
Date: _____

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cobblestone Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District's Board of Supervisors ("**Board**") is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires to designate a public depository for the District funds.

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

1. DESIGNATION OF PUBLIC DEPOSITORY. Valley Bank is hereby designated as the public depository for District funds. In accordance with Section 280.17(4), *Florida Statutes*, the District's Secretary is directed to furnish to the State Treasurer prior to the deposit of any public funds, the District's official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts. The District's Treasurer, upon assuming responsibility for handling the District funds, is directed to furnish to the State Treasurer annually the information required in accordance with Section 280.17(3), *Florida Statutes*.

2. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22 day of April, 2026.

ATTEST:

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

**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, March 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
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	Jason Combee	<i>Steadfast Landscaping</i>	

20
21 *This is not a certified or verbatim transcript but rather represents the context and*
22 *summary of the meeting. The full meeting is available in audio format upon request. Contact the*
23 *District Office for any related costs for an audio copy.*

24
25 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

27
28 **SECOND ORDER OF BUSINESS**

Audience Comments

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

30
31 **THIRD ORDER OF BUSINESS**

Accountant Summary

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

33
34 **FOURTH ORDER OF BUSINESS**

Business Items

35 **A. Consideration of CLS Proposal for Pond Observation Reports**

36
37

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, the 38 CLS Proposal for Pond Inspections, authorizing Mr. Waag to provide these 39 reports, with a not-to-exceed amount of \$1,650.00, was approved. 5-0
--

40
41 **B. Consideration of Inframark Janitorial Services Proposal**

42 The Board reviewed an Inframark Proposal for Janitorial Services but elected to retain
43 their current vendor agreement.

44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85

C. Discussion of KB Homes Dewatering Case

The Board reviewed the status of the *KB Homes* de-watering/erosion at Pond-3 and instructed Mr. Radcliff to contact *KB Homes* to discuss the District's intent to submit a formal complaint and engage legal counsel to initiate litigation on this matter.

D. Ratification of FDOT Stormwater Facility Agreement

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, FDOT Stormwater Facility Agreement, was ratified. 5-0

E. Approval of the FY2025 Audit

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Fiscal Year 2025 Audit, was accepted. 5-0

FIFTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes January 28 & February 25, 2026; Regular Meetings**
- B. Acceptance of Financials February 2026**
- C. Acceptance of the Check Registers February 2026**
- D. Consideration of O&M Report February 2026**

On MOTION by Ms. Pagan 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

Mr. Young presented the March Field Inspections and Sidewalk Reports, copies of which were included in the agenda package.

1. March 2026 Field Inspection Report

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, a proposal for landscape replacements in the amount of \$101,760., was approved. 5-0

2. March 2026 Sidewalk Report

Mr. Radcliff to proceed with repairs to the ADA Mats within the community.

B. District Counsel

C. District Engineer

Mr. Waag updated the Board on a permit (#4) that was still directed to the HOA. Mr. Earlywine will collaborate efforts with Mr. Waag to have this addressed.

86 **D. District Manager**

87 Mr. Radcliff updated the Board on completed repairs within the community and the
88 calendar for Fiscal Year 2027 Budget approval.

89

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

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

92

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

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

95

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

97 There being no further business,

98

99

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in 100 favor, the meeting was adjourned at 10:51 a.m. 5-0

101

102

103

104

105 _____
106 Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

***Cobblestone
Community
Development
District***

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of March 31, 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 FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS												
Cash - Operating Account	\$ 35,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,471
Cash In Bank	35,020	-	-	-	-	-	-	-	-	-	-	35,020
Due From Other Funds	119	-	-	-	2	410	-	113	-	-	-	644
Investments:												
Acquisition & Construction Account	-	-	-	-	-	850	962	1,376	5,405	-	-	8,593
Reserve Fund	-	113,343	63,789	91,024	137,013	-	-	-	-	-	-	405,169
Revenue Fund	-	238,791	152,429	206,427	1,982	-	-	-	-	-	-	599,629
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
TOTAL ASSETS	\$ 112,782	\$ 352,134	\$ 216,218	\$ 297,451	\$ 138,997	\$ 1,260	\$ 962	\$ 1,489	\$ 5,405	\$ 7,459,564	\$ 12,186,860	\$ 20,773,122
LIABILITIES												
Accounts Payable	\$ 12,678	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,678
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
TOTAL LIABILITIES	181,652	388	83	168	-	-	3	-	2	-	12,137,895	12,320,191
FUND BALANCES												
Restricted for:												
Debt Service	-	351,746	216,135	297,283	138,997	-	-	-	-	-	-	1,004,161
Capital Projects	-	-	-	-	-	1,260	959	1,489	5,403	-	-	9,111
Unassigned:	(68,870)	-	-	-	-	-	-	-	-	7,459,564	48,965	7,439,659
TOTAL FUND BALANCES	(68,870)	351,746	216,135	297,283	138,997	1,260	959	1,489	5,403	7,459,564	48,965	8,452,931
TOTAL LIABILITIES & FUND BALANCES	\$ 112,782	\$ 352,134	\$ 216,218	\$ 297,451	\$ 138,997	\$ 1,260	\$ 962	\$ 1,489	\$ 5,405	\$ 7,459,564	\$ 12,186,860	\$ 20,773,122

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,529	\$ 1,529	0.00%
Interest - Tax Collector	-	591	591	0.00%
Special Assmnts- Tax Collector	263,946	265,972	2,026	100.77%
Special Assmnts- CDD Collected	-	53,858	53,858	0.00%
Developer Contribution	298,721	-	(298,721)	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	562,667	321,975	(240,692)	57.22%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	2,800	4,400	38.89%
ProfServ-Dissemination Agent	5,000	3,383	1,617	67.66%
ProfServ-Info Technology	500	300	200	60.00%
ProfServ-Recording Secretary	2,400	2,625	(225)	109.38%
Field Services	12,000	7,000	5,000	58.33%
District Counsel	40,000	29,643	10,357	74.11%
District Engineer	10,000	18,731	(8,731)	187.31%
Administrative Services	4,500	2,625	1,875	58.33%
District Manager	25,000	15,167	9,833	60.67%
Accounting Services	9,000	8,750	250	97.22%
Auditing Services	-	5,300	(5,300)	0.00%
Website Compliance	1,800	4,325	(2,525)	240.28%
Postage, Phone, Faxes, Copies	500	280	220	56.00%
Rentals - General	1,100	759	341	69.00%
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	1,438	(1,238)	719.00%
Financial & Revenue Collections	5,000	2,917	2,083	58.34%
Payroll Services	-	30	(30)	0.00%
Website Administration	1,200	1,400	(200)	116.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	146,378	124,192	22,186	84.84%
<u>Electric Utility Services</u>				
Electric Utility Services	18,000	6,145	11,855	34.14%
Electricity - Streetlights	75,000	31,264	43,736	41.69%
Total Electric Utility Services	93,000	37,409	55,591	40.22%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water Utility Services</u>				
Utility - Water	4,500	18,456	(13,956)	410.13%
Total Water Utility Services	4,500	18,456	(13,956)	410.13%
<u>Landscape Services</u>				
ProfServ-Wildlife Management Service	1,000	-	1,000	0.00%
Waterway Management Program	9,000	-	9,000	0.00%
Debris Cleanup	1,000	-	1,000	0.00%
Total Landscape Services	11,000	-	11,000	0.00%
<u>Other Physical Environment</u>				
Landscape Maintenance	-	9,781	(9,781)	0.00%
Misc-Contingency	-	44,266	(44,266)	0.00%
Total Other Physical Environment	-	54,047	(54,047)	0.00%
<u>Amenities</u>				
Clubhouse - Facility Janitorial Service	8,400	5,747	2,653	68.42%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	14,400	13,075	1,325	90.80%
Security Monitoring Services	6,300	-	6,300	0.00%
Telephone/Fax/Internet Services	1,200	1,283	(83)	106.92%
Garbage	2,800	-	2,800	0.00%
R&M-Other Landscape	5,000	6,708	(1,708)	134.16%
R&M-Pools	2,500	770	1,730	30.80%
Roadway Repair & Maintenance	1,500	320	1,180	21.33%
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	80,045	24,955	76.23%
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	2,201	(701)	146.73%
Playground Equipment and Maintenance	300	-	300	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
Access Control Maintenance & Repair	4,000	4,034	(34)	100.85%
Miscellaneous Services	-	67	(67)	0.00%
Dog Waste Station Service & Supplies	3,900	-	3,900	0.00%
Pool Permits	500	-	500	0.00%
Total Amenities	221,550	138,273	83,277	62.41%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Contingency</u>				
Misc-Contingency	-	1,113	(1,113)	0.00%
Total Contingency	-	1,113	(1,113)	0.00%
<u>Reserves</u>				
Misc-Contingency	90,739	17,355	73,384	19.13%
Total Reserves	90,739	17,355	73,384	19.13%
TOTAL EXPENDITURES & RESERVES	567,167	390,845	176,322	68.91%
Excess (deficiency) of revenues				
Over (under) expenditures	(4,500)	(68,870)	(64,370)	1530.44%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(4,500)	-	4,500	0.00%
TOTAL FINANCING SOURCES (USES)	(4,500)	-	4,500	0.00%
Net change in fund balance	<u>\$ (4,500)</u>	<u>\$ (68,870)</u>	<u>\$ (55,370)</u>	<u>1530.44%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		<u><u>\$ (68,870)</u></u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2022-1 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,279	\$ 4,279	0.00%
Special Assmnts- Tax Collector	225,450	199,672	(25,778)	88.57%
Special Assmnts- CDD Collected	-	6,672	6,672	0.00%
TOTAL REVENUES	225,450	210,623	(14,827)	93.42%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	145,450	73,405	72,045	50.47%
Total Debt Service	225,450	73,405	152,045	32.56%
TOTAL EXPENDITURES	225,450	73,405	152,045	32.56%
Excess (deficiency) of revenues Over (under) expenditures	-	137,218	137,218	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		214,528		
FUND BALANCE, ENDING		\$ 351,746		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2022-2 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,687	\$ 2,687	0.00%
Special Assmnts- Tax Collector	124,730	134,080	9,350	107.50%
Special Assmnts- CDD Collected	-	4,480	4,480	0.00%
TOTAL REVENUES	124,730	141,247	16,517	113.24%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	84,730	42,705	42,025	50.40%
Total Debt Service	124,730	42,705	82,025	34.24%
TOTAL EXPENDITURES	124,730	42,705	82,025	34.24%
Excess (deficiency) of revenues Over (under) expenditures	-	98,542	98,542	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		117,593		
FUND BALANCE, ENDING		\$ 216,135		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2024 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,853	\$ 3,853	0.00%
Special Assmnts- Tax Collector	178,190	177,428	(762)	99.57%
Special Assmnts- CDD Collected	-	5,929	5,929	0.00%
TOTAL REVENUES	178,190	187,210	9,020	105.06%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	-	40,000	0.00%
Interest Expense	138,190	69,550	68,640	50.33%
Total Debt Service	178,190	69,550	108,640	39.03%
TOTAL EXPENDITURES	178,190	69,550	108,640	39.03%
Excess (deficiency) of revenues Over (under) expenditures	-	117,660	117,660	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		179,623		
FUND BALANCE, ENDING		\$ 297,283		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2025 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,743	\$ 1,743	0.00%
TOTAL REVENUES	-	1,743	1,743	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1,743	1,743	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	241	241	0.00%
Bond Proceeds	-	137,013	137,013	0.00%
TOTAL FINANCING SOURCES (USES)	-	137,254	137,254	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 138,997</u>	<u>\$ 138,997</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		<u>\$ 138,997</u>		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2022-1 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 358	\$ 358	0.00%
TOTAL REVENUES	-	358	358	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	358	358	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		902		
FUND BALANCE, ENDING		\$ 1,260		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2022-2 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 18	\$ 18	0.00%
TOTAL REVENUES	-	18	18	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	18	18	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		941		
FUND BALANCE, ENDING		\$ 959		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2024 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 25	\$ 25	0.00%
TOTAL REVENUES	-	25	25	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	25	25	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,464		
FUND BALANCE, ENDING		\$ 1,489		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2025 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 269	\$ 269	0.00%
TOTAL REVENUES	-	269	269	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	-	12,750	(12,750)	0.00%
Bond Counsel	-	45,000	(45,000)	0.00%
District Counsel	-	32,500	(32,500)	0.00%
District Engineer	-	12,500	(12,500)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	2,250	(2,250)	0.00%
Underwriting Counsel	-	40,000	(40,000)	0.00%
Total Administration	-	183,500	(183,500)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	3,545,113	(3,545,113)	0.00%
Total Construction In Progress	-	3,545,113	(3,545,113)	0.00%
TOTAL EXPENDITURES	-	3,728,613	(3,728,613)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(3,728,344)	(3,728,344)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	3,733,988	3,733,988	0.00%
Operating Transfers-Out	-	(241)	(241)	0.00%
TOTAL FINANCING SOURCES (USES)	-	3,733,747	3,733,747	0.00%
Net change in fund balance	\$ -	\$ 5,403	\$ 5,403	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 5,403		

Bank Account Statement

Cobblestone CDD

Wednesday, April 15, 2026

Page 1

HYI

Bank Account No. 4096

Statement No. 03_26

Statement Date 03/31/2026

G/L Account No. 101001 Balance	35,470.87	Statement Balance	38,400.05
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	35,470.87	Subtotal	38,400.05
Negative Adjustments	0.00	Outstanding Checks	-2,929.18
Ending G/L Balance	35,470.87	Ending Balance	35,470.87

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/04/2026		JE001095	Special Assmnts-CDD Collected	mi title 019027	1,079.98	1,079.98	0.00
03/11/2026		JE001129	Special Assmnts-Tax Collector	TC Payment	6,787.62	6,787.62	0.00
03/06/2026		JE001142	Special Assmnts-CDD Collected	M/I Title Agency - Ck #019109 02/27/2026 - 311	1,079.98	1,079.98	0.00
03/31/2026		JE001143	Interest - Investments	Interest Revenue 03/26	138.52	138.52	0.00
Total Deposits					9,086.10	9,086.10	0.00
Checks							
							0.00
02/26/2026	Payment	1564	ADP, INC	Check for Vendor V00063	-15.20	-15.20	0.00
02/26/2026	Payment	1565	CENTRAL PEST CONTROL	Check for Vendor V00053	-67.00	-67.00	0.00
02/26/2026	Payment	1566	ELI PREMIER SERVICES LLC	Check for Vendor V00058	-840.00	-840.00	0.00
02/26/2026	Payment	1568	KUTAK ROCK LLP	Check for Vendor V00062	-2,299.50	-2,299.50	0.00
02/26/2026	Payment	1569	STEADFAST MAINTENANCE	Check for Vendor V00037	-1,858.00	-1,858.00	0.00
02/27/2026	Payment	1570	PASCO COUNTY UTILITIES	Check for Vendor V00020	-595.53	-595.53	0.00
02/27/2026	Payment	1571	REDWIRE,LLC	Check for Vendor V00033	-565.00	-565.00	0.00
03/06/2026	Payment	1572	CHARTER COMMUNICATION S	Check for Vendor V00048	-203.00	-203.00	0.00
03/06/2026	Payment	1573	COOPER POOLS INC.	Check for Vendor V00047	-1,990.00	-1,990.00	0.00
03/06/2026	Payment	1574	GRAU AND ASSOCIATES	Check for Vendor V00025	-5,300.00	-5,300.00	0.00
03/06/2026	Payment	1575	INFRAMARK LLC	Check for Vendor V00013	-6,050.00	-6,050.00	0.00
03/06/2026	Payment	1576	STEADFAST MAINTENANCE	Check for Vendor V00037	-9,780.66	-9,780.66	0.00
03/09/2026	Payment	1577	CONSOLIDATED LAND SERVICES	Check for Vendor V00042	-42,216.38	-42,216.38	0.00
03/12/2026	Payment	1578	COBBLESTONE CDD	Check for Vendor V00010	-4,508.23	-4,508.23	0.00

Bank Account Statement

Cobblestone CDD

Wednesday, April 15, 2026

Page 2

HYI

Bank Account No. 4096

Statement No. 03_26

Statement Date

03/31/2026

Date	Type	Check No.	Description	Check No.	Debit	Credit	Balance
03/12/2026	Payment	1580	STANTEC CONSULTING SERVICES, INC	Check for Vendor V00026	-3,157.23	-3,157.23	0.00
03/13/2026	Payment	1581	PASCO COUNTY PROPERTY APPRAISER	Check for Vendor V00003	-150.00	-150.00	0.00
03/23/2026	Payment	1582	CENTRAL PEST CONTROL	Check for Vendor V00053	-67.00	-67.00	0.00
03/23/2026	Payment	1583	INFRAMARK LLC	Check for Vendor V00013	-390.08	-390.08	0.00
03/25/2026	Payment	1584	ELI PREMIER SERVICES LLC	Check for Vendor V00058	-700.00	-700.00	0.00
03/25/2026	Payment	1585	PASCO COUNTY UTILITIES	Check for Vendor V00020	-3,054.03	-3,054.03	0.00
03/25/2026	Payment	1586	STEADFAST MAINTENANCE	Check for Vendor V00037	-9,780.66	-9,780.66	0.00
03/26/2026		JE001131		Truist Bank	-35,000.00	-35,000.00	0.00
03/27/2026	Payment	300031	WITHLACOOCHEE RIVER ELECTRIC	Inv: 031126-2246427-ACH	-48.81	-48.81	0.00
03/27/2026	Payment	300032	WITHLACOOCHEE RIVER ELECTRIC	Inv: 031126-2246429-ACH	-1,376.65	-1,376.65	0.00
03/27/2026	Payment	300033	WITHLACOOCHEE RIVER ELECTRIC	Inv: 031126-2349562-ACH	-742.20	-742.20	0.00
03/27/2026	Payment	300034	WITHLACOOCHEE RIVER ELECTRIC	Inv: 031126-2371302-ACH	-660.49	-660.49	0.00
03/31/2026		JE001132	Bank Fees	Truist Bank Bank fees	-251.50	-251.50	0.00
03/27/2026		JE001146	Supervisor Fees	BOS Payment - ADP Wage	-400.00	-400.00	0.00
03/31/2026		JE001147	Bank Fees	Service Charge 03/26	-0.10	-0.10	0.00
Total Checks					-132,067.25	-132,067.25	0.00

Adjustments

Total Adjustments

Outstanding Checks

02/03/2026		JE001049	Special Assmnts-CDD Collected	mi title 18381			-863.98
03/12/2026	Payment	1579	MORTENSEN ENGINEERING, INC.	Check for Vendor V00057			-2,050.00
03/17/2026	Payment	300030	ADP, INC	Inv: 030626-1870			-15.20
Total Outstanding Checks							-2,929.18

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Cobblestone CDD

Wednesday, April 15, 2026

Page 1

HYI

Bank Account No. 9008

Statement No. 03_26

Statement Date 03/31/2026

G/L Account No. 101002 Balance	35,020.14	Statement Balance	35,020.14
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	35,020.14	Subtotal	35,020.14
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	35,020.14	Ending Balance	35,020.14

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
03/26/2026		JE001131		Valley Bank	35,000.00	35,000.00	0.00
03/31/2026		JE001144	Interest - Investments	Interest Revenue 03/26	20.14	20.14	0.00
Total Deposits					35,020.14	35,020.14	0.00
Checks							
Total Checks							0.00
Adjustments							
Total Adjustments							0.00
Outstanding Deposits							
Total Outstanding Deposits							

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1572	03/06/26	CHARTER COMMUNICATIONS	1848381022426	02/24 - 03/23 - Internet	Telephone/Fax/Internet Services	541009-57217	\$203.00
001	1573	03/06/26	COOPER POOLS INC.	2026-1198	March 26 - Pool Maintenance	Contracts-Pools	534078-57217	\$1,990.00
001	1574	03/06/26	GRAU AND ASSOCIATES	28755	FYE 09/30/25 - Audit	Auditing Services	532002-51301	\$5,300.00
001	1575	03/06/26	INFRAMARK LLC	173058	MARCH 2026-INFRAMARK MGMT INVOICE	Accounting Services	532001-51301	\$1,000.00
001	1575	03/06/26	INFRAMARK LLC	173058	MARCH 2026-INFRAMARK MGMT INVOICE	Administrative Services	531148-51301	\$375.00
001	1575	03/06/26	INFRAMARK LLC	173058	MARCH 2026-INFRAMARK MGMT INVOICE	ProfServ-Dissemination Agent	531012-51301	\$416.66
001	1575	03/06/26	INFRAMARK LLC	173058	MARCH 2026-INFRAMARK MGMT INVOICE	District Manager	531150-51301	\$2,166.67
001	1575	03/06/26	INFRAMARK LLC	173058	MARCH 2026-INFRAMARK MGMT INVOICE	Field Services	531122-51301	\$1,000.00
001	1575	03/06/26	INFRAMARK LLC	173058	MARCH 2026-INFRAMARK MGMT INVOICE	Financial & Revenue Collections	549150-51101	\$416.67
001	1575	03/06/26	INFRAMARK LLC	173058	MARCH 2026-INFRAMARK MGMT INVOICE	ProfServ-Recording Secretary	531036-51301	\$375.00
001	1575	03/06/26	INFRAMARK LLC	173058	MARCH 2026-INFRAMARK MGMT INVOICE	Rentals - General	544001-51301	\$50.00
001	1575	03/06/26	INFRAMARK LLC	173058	MARCH 2026-INFRAMARK MGMT INVOICE	ProfServ-Info Technology	531020-51301	\$50.00
001	1575	03/06/26	INFRAMARK LLC	173058	MARCH 2026-INFRAMARK MGMT INVOICE	Website Administration	549936-51301	\$200.00
001	1576	03/06/26	STEADFAST MAINTENANCE	SA-20924	March 26 - Landscape Maintenance	Landscape Maintenance	546300-53908	\$9,780.66
001	1577	03/09/26	CONSOLIDATED LAND SERVICES	00000277	FEB 2026-WASHOUT POND 3-ABANDONED PIPE	Misc-Contingency	549900-53908	\$1,296.94
001	1577	03/09/26	CONSOLIDATED LAND SERVICES	00000275	FEB 2026-WASHOUT POND 3-SLOPE EROSION	Misc-Contingency	549900-53908	\$26,300.85
001	1577	03/09/26	CONSOLIDATED LAND SERVICES	00000273	FEB 2026-WASHOUT POND 3	Misc-Contingency	549900-53908	\$8,087.12
001	1577	03/09/26	CONSOLIDATED LAND SERVICES	00000274	FEB 2026-WASHOUT POND 3	Misc-Contingency	549900-53908	\$6,531.47
001	1579	03/12/26	MORTENSEN ENGINEERING, INC.	4136	OCT 2025 - Geo Tech Services - Pond 3	Misc-Contingency	549900-53908	\$2,050.00
001	1580	03/12/26	STANTEC CONSULTING SERVICES, INC	2533250	Through 02/27/26 - DE Services	District Engineer	531147-51301	\$3,157.23
001	1581	03/13/26	PASCO COUNTY PROPERTY APPRAISER	26020	03/09/26-Property Appraiser Annual Renewal Fee	Dues, Licenses, Subscriptions	554020-51301	\$150.00
001	1582	03/23/26	CENTRAL PEST CONTROL	162783	March 26- Pest Control	Miscellaneous Services	549001-57217	\$67.00
001	1583	03/23/26	INFRAMARK LLC	173902	Feb 26-Inframark Management Inv	Rentals - General	544001-51301	\$47.08
001	1583	03/23/26	INFRAMARK LLC	173902	Feb 26-Inframark Management Inv	Postage, Phone, Faxes, Copies	541024-51301	\$23.00
001	1583	03/23/26	INFRAMARK LLC	1165860	MAR 2026 - Curb Painting	Entry & Walls Maintenance	546992-57217	\$320.00
001	1584	03/25/26	ELI PREMIER SERVICES LLC	INV0078	March 2026 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57217	\$700.00
001	1585	03/25/26	PASCO COUNTY UTILITIES	24166851	Water 02/04/26-03/06/26	Utility - Water	543018-53301	\$2,635.99
001	1585	03/25/26	PASCO COUNTY UTILITIES	24166744	Water 02/04/26-03/06/26	Utility - Water	543018-53301	\$418.04
001	1586	03/25/26	STEADFAST MAINTENANCE	SA-21558	April 2026 - Landscape Maintenance	Landscape Maintenance	546300-57217	\$9,780.66
001	300031	03/27/26	WITHLACOOCHEE RIVER ELECTRIC	031126-2246427-ACH	ELECTRIC 02/09/26-03/09/26	Electric Utility Services	543006-53100	\$48.81
001	300032	03/27/26	WITHLACOOCHEE RIVER ELECTRIC	031126-2246429-ACH	ELECTRIC STREETLIGHTS	Electricity - Streetlights	543013-53100	\$1,376.65
001	300033	03/27/26	WITHLACOOCHEE RIVER ELECTRIC	031126-2349562-ACH	ELECTRIC 02/09/26-03/09/26	Electric Utility Services	543006-53100	\$742.20
001	300034	03/27/26	WITHLACOOCHEE RIVER ELECTRIC	031126-2371302-ACH	STREETLIGHTS	Electricity - Streetlights	543013-53100	\$660.49
Fund Total								\$87,717.19
SERIES 2022-1 DEBT SERVICE FUND - 200								
200	1578	03/12/26	COBBLESTONE CDD	03112025-0210	SERIES 2022-1, 2022-2, 2024 TAX DIST ID 02.10.26	Cash in Transit	103200	\$1,760.96
Fund Total								\$1,760.96
SERIES 2022-2 DEBT SERVICE FUND - 201								
201	1578	03/12/26	COBBLESTONE CDD	03112025-0210	SERIES 2022-1, 2022-2, 2024 TAX DIST ID 02.10.26	Cash in Transit	103200	\$1,182.49
Fund Total								\$1,182.49
SERIES 2024 DEBT SERVICE FUND - 202								
202	1578	03/12/26	COBBLESTONE CDD	03112025-0210	SERIES 2022-1, 2022-2, 2024 TAX DIST ID 02.10.26	Cash in Transit	103200	\$1,564.78
Fund Total								\$1,564.78
Total Checks Paid								\$92,225.42

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CENTRAL PEST CONTROL	3/19/2026	162783	\$67.00			March 26 - Pest Control
CHARTER COMMUNICATIONS	2/24/2026	1848381022426	\$203.00			INTERNET, TV AND VOICE SERVICES
COOPER POOLS INC.	3/1/2026	2026-1198	\$1,990.00			March 26 - Pool Maintenance
ELI PREMIER SERVICES LLC	3/21/2026	INV0078	\$700.00			March 2026 - Janitorial Services
INFRAMARK LLC	3/1/2026	173058	\$1,000.00			March 26 - Accounting Services
INFRAMARK LLC	3/1/2026	173058	\$375.00			March 26 - Administrative Services
INFRAMARK LLC	3/1/2026	173058	\$416.66			March 26 - Dissemination Services
INFRAMARK LLC	3/1/2026	173058	\$2,166.67			March 26 - District Management
INFRAMARK LLC	3/1/2026	173058	\$1,000.00			March 26 - Field Services
INFRAMARK LLC	3/1/2026	173058	\$416.67			March 26 - Financial / Revenue Collections
INFRAMARK LLC	3/1/2026	173058	\$375.00			March 26 - Financial / Revenue Collections
INFRAMARK LLC	3/1/2026	173058	\$50.00			March 26 - Rentals / Leases
INFRAMARK LLC	3/1/2026	173058	\$50.00			March 26 - Technology / Data Storage
INFRAMARK LLC	3/1/2026	173058	\$200.00		\$6,050.00	March 26 - Website Maintenance / Admin
STEADFAST MAINTENANCE	3/4/2026	SA-20924	\$9,780.66			March 26 - Landscape Maintenance
STEADFAST MAINTENANCE	4/1/2026	SA-21558	\$9,780.66		\$19,561.32	April 2026 - Landscape Maintenance
Monthly Contract Subtotal			\$28,571.32			
Variable Contract						
INFRAMARK LLC	3/13/2026	173902	\$23.00			Feb 26 - Postage / BW and Color Copies
STANTEC CONSULTING SERVICES, INC	3/6/2026	2533250	\$3,157.23			Through 02/27/26 - DE Services
Variable Contract Subtotal			\$3,180.23			
Utilities						
PASCO COUNTY UTILITIES	3/18/2026	24166851	\$2,635.99			Water
PASCO COUNTY UTILITIES	3/18/2026	24166744	\$418.04		\$3,054.03	WATER
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2371302-ACH	\$660.49			ELECTRIC STEET LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2349562-ACH	\$742.20			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2246427-ACH	\$48.81			ELECTRIC

COBBLESTONE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2246429-ACH	\$1,376.65		\$2,828.15	STREETLIGHTS
Utilities Subtotal			\$5,882.18			
Regular Services						
ADP, INC	3/6/2026	030626-1870	\$15.20			payroll processing fee
GRAU AND ASSOCIATES	3/2/2026	28755	\$5,300.00			FYE 09/30/25 - Audit
PASCO COUNTY PROPERTY APPRAISER	3/9/2026	26020	\$150.00			Property Appraiser-Annual Renewal Fee
Regular Services Subtotal			\$5,465.20			
Additional Services						
COBBLESTONE CDD	3/11/2026	03112025-0210	\$1,760.96			SERIES 2022-1 FY26 TAX DIST ID 02.10.26
COBBLESTONE CDD	3/11/2026	03112025-0210	\$1,182.49			SERIES 2022-2 FY26 TAX DIST ID 02.10.26
COBBLESTONE CDD	3/11/2026	03112025-0210	\$1,564.78	\$4,508.23	\$4,508.23	SERIES 2024 FY26 TAX DIST ID 02.10.26
CONSOLIDATED LAND SERVICES	2/2/2026	00000277	\$1,296.94			02/02 - Pond 3 Washout Repair
CONSOLIDATED LAND SERVICES	2/2/2026	00000275	\$26,300.85			02/02 - Pond 3 Washout Repair
CONSOLIDATED LAND SERVICES	2/2/2026	00000273	\$8,087.12			02/02 - Pond 3 Washout Repair
CONSOLIDATED LAND SERVICES	2/2/2026	00000274	\$6,531.47		\$42,216.38	02/02 - Pond 3 Washout Repair
INFRAMARK LLC	3/13/2026	173902	\$47.08			01/30 - Conference Room Fee
INFRAMARK LLC	3/18/2026	1165860	\$320.00		\$367.08	Curb Painting
MORTENSEN ENGINEERING, INC.	10/13/2025	4136	\$2,050.00			OCT 2025 - Geo Tech Services - Pond 3
Additional Services Subtotal			\$49,141.69			
TOTAL			\$92,240.62			



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
162783 17140

INVOICE DATE
03/19/2026

LICENSE
JB172341

DUE DATE (NET 0 TERMS)
Upon Receipt

AMOUNT DUE
\$67.00

Cobblestone Poolhouse (Acct #: 17140)

ITEM	QUANTITY	PRICE	SUBTOTAL
MONTHLY OUTSIDE PEST CONTROL	1	\$67.00	\$67.00

Additional Notes

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

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

February 24, 2026
 Invoice Number: 1848381022426
 Account Number: **8337 13 001 1848381**
 Security Code: **8549**
 Service At: 38049 COBBLE CREEK BLVD
 ZEPHYRHILLS FL 33540-7397

NEWS AND INFORMATION

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

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Summary *Service from 02/24/26 through 03/23/26 details on following pages*

Previous Balance	178.96
Payments Received	0.00
Past Due Balance - Due Now	\$178.96
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	20.00
Other Charges	15.00
One-Time Charges	8.95
Taxes, Fees and Charges	9.05
Current Charges Due By 03/13/26	\$203.00
Total Due	\$381.96



ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 24 02252026 NNNNNYNN 01 000770 0693

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



February 24, 2026
COBBLESTONE COMMUNITY
 Invoice Number: 1848381022426
 Account Number: 8337 13 001 1848381
 Service At: 38049 COBBLE CREEK BLVD
 ZEPHYRHILLS FL 33540-7397

Total Due	\$381.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186





Invoice Number: 1848381022426
 Account Number: 8337 13 001 1848381
 Security Code: 8549

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**
8633 2390 DY RP 24 02252026 NNNNNYNN 01 000770 0003

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

Payments received after 02/24/26 will appear on your next bill.
 Service from 02/24/26 through 03/23/26

Spectrum Business™ TV	
Spectrum Business TV Stream	45.00
Promotional Discount	-5.00
Your promotional price will expire on 06/23/28	
	\$40.00
Spectrum Business™ TV Total \$40.00	

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-90.00
Your promotional price will expire on 06/23/28	
Wireless Internet Backup	20.00
	\$110.00
Spectrum Business™ Internet Total \$110.00	

Spectrum Business™ Voice	
Spectrum Business Voice	50.00
Promotional Discount	-30.00
Your promotional price will expire on 06/23/28	
	\$20.00

Phone number (813) 355-3390

Spectrum Business™ Voice Continued	
	\$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$20.00
Other Charges	
Payment Processing	10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$15.00

One-Time Charges		
Late Fee	02/24	8.95
One-Time Charges Total		\$8.95

Taxes, Fees and Charges	
Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.35
Federal Universal Service Fund	1.53
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	6.13
Taxes, Fees and Charges Total	\$9.05

Current Charges Due By 03/13/26	\$203.00
Total Due	\$381.96

Billing Information

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

Continued on the next page....

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

Simplify your life with Auto Pay!

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

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

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



Payment Options

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

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

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



INVOICE

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.: 2026-1198
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance March 2026	1	\$1,990.00	\$1,990.00

Ways to pay



[View and pay](#)

Total	\$1,990.00
Payment	-\$35.00
Balance due	\$1,955.00

ĒLI PREMIER SERVICES LLC

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

INVOICE
INV0078

DATE
03/21/2026

DUE DATE
04/01/2026

BALANCE DUE
USD \$700.00

BILL TO

Cobblestone CDD c/o Inframark

2005 Pan Am Circle Suite 300
Tampa FL 33607
inframarkcms@payableslockbox.com

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

Payment Info

PAYMENT INSTRUCTIONS
P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE
USD \$700.00

BY CHECK

ĒLI PREMIER SERVICES LLC

March cleaning service

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173058

DATE

3/1/2026

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**

3/1/2026

Services provided for the Month of: March 2026

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

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

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



Steadfast Alliance

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

Invoice

Date	Invoice #
3/4/2026	SA-20924

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
Recurring				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Contract for the month showing on this invoice				
	Cobblestone CDD Attn: Bryan Radcliff				
	Common Areas				
1	Landscape Maintenance		4,938.00		4,938.00
1	Irrigation Inspections		291.00		291.00
1	Fertilization Plan		200.00		200.00
	Common Area Addendum 1				
1	Landscape Maintenance		292.00		292.00
1	Irrigation Inspections		60.00		60.00
1	Fertilization Plan		50.00		50.00
	Amenity Center Addendum 2				
1	Landscape Maintenance for the month of		1,833.00		1,833.00
1	Irrigation Inspections		150.00		150.00
1	Fertilization Plan		250.00		250.00
1	Pond Mowing Services		666.66		666.66
1	Landscape Maintenance		1,050.00		1,050.00

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
4/1/2026	SA-21558

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
Recurring				Net 30	SM1191 Cobblestone CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Contract for the month showing on this invoice				
	Cobblestone CDD Attn: Bryan Radcliff				
	Common Areas				
1	Landscape Maintenance		4,938.00		4,938.00
1	Irrigation Inspections		291.00		291.00
1	Fertilization Plan		200.00		200.00
	Common Area Addendum 1				
1	Landscape Maintenance		292.00		292.00
1	Irrigation Inspections		60.00		60.00
1	Fertilization Plan		50.00		50.00
	Amenity Center Addendum 2				
1	Landscape Maintenance for the month of		1,833.00		1,833.00
1	Irrigation Inspections		150.00		150.00
1	Fertilization Plan		250.00		250.00
1	Pond Mowing Services		666.66		666.66
1	Landscape Maintenance		1,050.00		1,050.00

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173902

DATE

3/13/2026

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**

3/13/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Bryan Radcliff- 1-30-26 HAMPTON WESLEY CHAPEL : CDD Meeting: \$47.08	1	Ea	47.08		47.08
B/W Copies	51	Ea	0.15		7.65
Color Copies	9	Ea	0.39		3.51
Postage	16	Ea	0.74		11.84
Subtotal					70.08

Subtotal	\$70.08
Tax	\$0.00
Total Due	\$70.08

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

Invoice Number 2533250
Invoice Date March 6, 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: eft@stantec.com

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

Project Description: Cobblestone CDD

Stantec Project Manager: Waag, Tyson
Authorization Amount: \$32,392.00
Authorization Previously Billed: \$42,213.50
Authorization Budget Remaining: -\$12,978.73
Authorization Billed to Date: \$45,370.73
Current Invoice Due: \$3,157.23
For Period Ending: February 27, 2026

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

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

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

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

Thank you.

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

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

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-01-26	238202132	2026	Direct - Regular	NURSE, VANESSA M	3.50	190.00	665.00	PREPARED NEW OWNERSHIP & MAINTENANCE MAPS	
2026-01-27	238202132	2026	Direct - Regular	NURSE, VANESSA M	0.25	190.00	47.50	PREPARED NEW OWNERSHIP & MAINTENANCE MAPS	
2026-01-30	238202132	2026	Direct - Regular	NURSE, VANESSA M	0.50	190.00	95.00	PREPARED NEW OWNERSHIP & MAINTENANCE MAPS	
2026-02-06	238202132	2026	Direct - Regular	STEWART, TONJA L	1.00	250.00	250.00	PREPARE FOR AND ATTEND CALL WITH KB HOMES	
2026-01-26	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	EMAIL CORRESPONDENCE WITH DM.	
2026-01-27	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MONTHLY TEAM COORDINATION MEETING.	
2026-01-28	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	3.50	198.00	693.00	BOS MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON). EMAIL CORRESPONDENCE WITH DM. FOLLOW UP WITH CLS.	
2026-02-03	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	EMAIL CORRESPONDENCE WITH STAFF.	
2026-02-04	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	REVIEW MONTHLY BILLING STATEMENT.	
2026-02-05	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MEETING WITH DC TO DISCUSS CURRENT CONSTRUCTION STATUS.	
2026-02-06	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	MEETING PREPARATION AND ATTENDANCE WITH KB HOMES TO DISCUSS POND 3.	
2026-02-09	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	198.00	495.00	SITE VISIT W/ KB HOMES, POND 3	
2026-02-25	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	MONTHLY BOS MEETING PREPARATION AND ATTENDANCE (TEAMS)	
2026-02-26	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	REVIEW FDOT AGREEMENT EXHIBITS. CALL WITH DM AND DC REGARDING KB HOMES. CONTACT CLS FOR SUMMARY AND PROFESSIONAL OPINION ON POND 3.	
2025-12-08	238202132	2026	Direct - Vehicle (mileage)	WAAG, R TYSON (TYSON)	23.10	1.00	23.10	SITE VISIT TO COBBLESTONE	US9562715
2026-01-07	238202132	2026	Direct - Vehicle (mileage)	WAAG, R TYSON (TYSON)	47.13	1.00	47.13	SITE VISIT: POND 3 EROSION OBSERVATION	US9970774
Total subTask 2026					85.73		\$3,157.23		
Total Top Task 2026					85.73		\$3,157.23		
Total Project 238202132					85.73		\$3,157.23		



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



4236 1 1
 14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 24166851

Billing Date: 3/18/2026

Billing Period: 2/4/2026 to 3/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	240603387	2/4/2026	554	3/6/2026	628	30	74
Irrig Potable	232147326	2/4/2026	2667	3/6/2026	2839	30	172

Usage History		
	Water	Reclaimed
March 2026	74	172
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

Transactions		
Previous Bill		595.53
Payment 03/05/26		-595.53 CR
Past Due		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	59.0 Thousand Gals X \$9.36	552.24
Sewer		
Sewer Base Charge		23.42
Sewer Charges	74.0 Thousand Gals X \$7.20	532.80
Irrigation		
Water Base Charge		22.37
Water Tier 1	25.0 Thousand Gals X \$3.47	86.75
Water Tier 2	13.0 Thousand Gals X \$6.94	90.22
Water Tier 3	134.0 Thousand Gals X \$9.36	1,254.24
Total Current Transactions		2,635.99

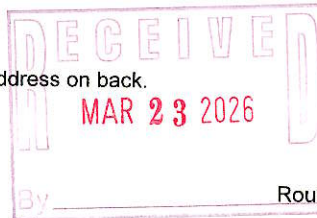
TOTAL BALANCE DUE \$2,635.99

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pasco county fl.net

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



Account #	1230930
Customer #	01551298
Past Due	0.00
Current Transactions	2,635.99
Total Balance Due	\$2,635.99
Due Date	4/6/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.



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

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

015512985123093042416685170002635994



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



4097 1 1
 14-92910

COBBLESTONE CDD

Service Address: **3061 COBBLE CREEK BOULEVARD**
 Bill Number: 24166744
 Billing Date: 3/18/2026
 Billing Period: 2/4/2026 to 3/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	2/4/2026	4013	3/6/2026	4172	30	159

Usage History

	Irrigation
March 2026	159
February 2026	1
January 2026	173
December 2025	196
November 2025	502
October 2025	1624
September 2025	429
August 2025	307
July 2025	214
June 2025	460
May 2025	107
April 2025	302

Transactions

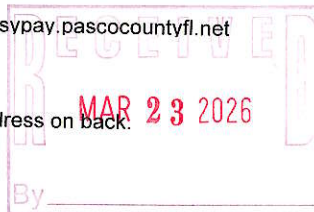
Previous Bill	-566.19 CR
Balance Forward	-566.19 CR
Current Transactions	
Irrigation	
Water Base Charge	63.99
Water Tier 1	80.0 Thousand Gals X \$3.47 = 277.60
Water Tier 2	40.0 Thousand Gals X \$6.94 = 277.60
Water Tier 3	39.0 Thousand Gals X \$9.36 = 365.04
Total Current Transactions	984.23
TOTAL BALANCE DUE	\$418.04



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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



Account #	1217610
Customer #	01400688
Balance Forward	-566.19 CR
Current Transactions	984.23
Total Balance Due	\$418.04
Due Date	4/6/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

COBBLESTONE CDD
 2005 PAN AM SUITE 300 CIRCLE
 TAMPA FL 33607

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

014006887121761082416674460000418047

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

Bill Date **03/11/2026**
 Amount Due **660.49**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

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

Comparative Usage Information

Average kWh
 Period Days Per Day

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

Previous Balance 660.49
 Payment 660.49CR
 Balance Forward 0.00



2 0 1 4 2 0 1 9

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

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

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

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

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

DO NOT PAY
 Total amount will be electronically transferred on or after 03/27/2026.

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

Bill Date **03/11/2026**
 Amount Due **742.20**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/09	1452	03/09	8104				6652

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	238
Feb 2026	31	254
Apr 2025	0	0

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

Previous Balance 871.80
 Payment 871.80CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 6,652 KWH @ 0.06090 405.11
 Fuel Adjustment 6,652 KWH @ 0.04200 279.38
 FL Gross Receipts Tax 18.55

Total Current Charges 742.20
 Total Due E.F.T. 742.20



2 0 1 4 2 0 1 9

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

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

DO NOT PAY

Total amount will be electronically transferred on or after 03/27/2026.

 Use above space for address change ONLY.

District: OP08

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

OP08

Electronic Funds Transfer on or after 03/27/2026	
TOTAL CHARGES DUE	742.20
DO NOT PAY	

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

Bill Date **03/11/2026**
 Amount Due **48.81**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/09	4159	03/09	4241				82

Comparative Usage Information

Period	Days	Per Day
Mar 2026	28	3
Feb 2026	31	3
Mar 2025	31	3

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

Previous Balance 50.30
 Payment 50.30CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 82 KWH @ 0.06090 4.99
 Fuel Adjustment 82 KWH @ 0.04200 3.44
 FL Gross Receipts Tax 1.22

Total Current Charges 48.81
 Total Due E.F.T. 48.81



2 0 1 4 2 0 1 9

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

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

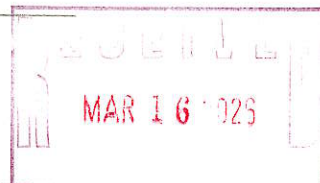
DO NOT PAY
 Total amount will be electronically transferred on or after 03/27/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 03/11/2026

Use above space for address change ONLY.



District: OP08

Electronic Funds Transfer on or after 03/27/2026
TOTAL CHARGES DUE 48.81
DO NOT PAY

25 2246427 OP08
 COBBLESTONE CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008



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

Bill Date **03/11/2026**
 Amount Due **1,376.65**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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

Previous Balance 1,376.65
 Payment 1,376.65CR
 Balance Forward 0.00



2 0 1 4 2 0 1 9

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

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

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

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

DO NOT PAY
 Total amount will be electronically transferred on or after 03/27/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 03/11/2026

Use above space for address change ONLY.

District: OP08



—
—

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

OP08

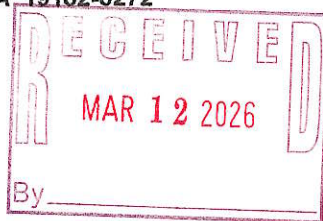
Electronic Funds Transfer on or after 03/27/2026	
TOTAL CHARGES DUE	1,376.65
DO NOT PAY	



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

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 715471476
Advice of Debit Date	: 03/06/2026
Advice of Debit Due Date	: 03/13/2026
Total Debited This Invoice	: \$15.20



0006319 01 MB 0.672 01 TR 00026 R2BDDC11 000000



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

Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-LA1	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for Period Ending Date: 02/25/2026					
Workforce Now Payroll Solution Bundle	2	\$2.60 each		\$5.20	
Includes: Enhanced Payroll					
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 03/13/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28755
Date 03/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>5,300.00</u>
Current Amount Due	\$ <u>5,300.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,300.00	0.00	0.00	0.00	0.00	5,300.00

Payment due upon receipt.

INVOICE



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued: 3/9/2026
Invoice Number: 26020
Due Date: 4/9/2026

Billed To:
Cobblestone
C/O Inframark
Brian Lamb
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

DESCRIPTION	AMOUNT
Cobblestone Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401

COBBLESTONE CDD
DISTRICT CHECK REQUEST

Today's Date	<u>3/11/2025</u>
Payable To	<u>Cobblestone CDD</u>
Check Amount	<u>\$1,760.96</u>
Check Description	<u>2022-1 Debt Service Dist 02.10.2026</u>
Code:	<u>200.103200.1000</u>
Check Amount	<u>\$1,182.49</u>
Check Description	<u>2022-2 Debt Service Dist 02.10.2026</u>
Code:	<u>201.103200.1000</u>
Check Amount	<u>\$1,564.78</u>
Check Description	<u>2024 Debt Service Dist 02.10.2026</u>
Code:	<u>202.103200.1000</u>
TOTAL:	\$4,508.23

(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	96%
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	-
3/11/2026	6,787.62	2,279.39	1,760.96	1,182.49	1,564.78	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL	782,708.12	262,845.70	203,063.33	136,357.64	180,441.47	
Net Total on Roll	816,857.75	274,313.66	211,923.00	142,306.94	188,314.14	
Collection Surplus / (Deficit)	(34,149.63)	(11,467.96)	(8,859.67)	(5,949.30)	(7,872.68)	

Just enter date of receipt



Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
2/2/2026	00000277

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

Terms	Project
Due on receipt	Plug Abandoned Pipe

Item	Description	U/M	Total %	Amount
9.0 General Condi...	<p>Upon work in-progress, an abandoned pipe was discovered along the slope of Pond 3.</p> <p>Recommendation: Plug abandoned pipe with flowable fill to mitigate future erosion from abandonment.</p>	ea	100.00%	1,296.94

It's been a pleasure working with you! A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.	Total	\$1,296.94
	Payments/Credits	\$0.00
	Balance Due	\$1,296.94



Consolidated Land Services, Inc.

Invoice

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

Date	Invoice #
2/2/2026	00000275

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

Terms	Project
Due on receipt	Pond 3; Slope Erosio...

Item	Description	U/M	Total %	Amount
3.0 Erosion Restora...	<p>Project: Pond 3; Slope Erosion</p> <p>Project Location: approx. location between 38188 Shale Stone Ct. to 2758 Sunny Pebble Lp.</p> <p>Project Material: High Strength Geogrid Flexamat (Hard) Armoring system and Type C350 Turf Reinforcement Mat</p> <p>Total LF: approx. 330LF</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc. will begin by excavating to re-grade, backfill, compact and re-stabilize eroded slope in order to return to pre-existing design grade. Once design grade is restored, CLS, Inc., will utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system for an approx. 80LF around corner of bank, and then install Coconut Mesh (type C350) Turf Reinforcement Mat (Soft) Armoring System for an approx. 250LF to run along slope bank of pond with Earth Anchoring System, Trenches and Toe-In to reinforce, and increase the longevity of the embankment to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <p>1. Mobilize 2. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 3. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Coconut Mesh (type C350) Turf</p>	ea	100.00%	26,300.85

It's been a pleasure working with you! A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.	Total
	Payments/Credits
	Balance Due



Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
2/2/2026	00000275

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

Terms	Project
Due on receipt	Pond 3; Slope Erosio...

Item	Description	U/M	Total %	Amount
	Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-In 4. Re-vegetate with Sod 5. De-mobilize *CLS, Inc. uses Erosion Turf Reinforcement Mat, Type C350 which meets Type 5A, B and C specifications requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.18.			

It's been a pleasure working with you! A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.	Total
	Payments/Credits
	Balance Due



Consolidated Land Services, Inc.

Invoice

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

Date	Invoice #
2/2/2026	00000275

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

Terms	Project
Due on receipt	Pond 3; Slope Erosio...

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

It's been a pleasure working with you! A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.	Total	\$26,300.85
	Payments/Credits	\$0.00
	Balance Due	\$26,300.85



Consolidated Land Services, Inc.

Invoice

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

Date	Invoice #
2/2/2026	00000273

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

Terms	Project
Due on receipt	Pond 3 Washout; 27...

Item	Description	U/M	Total %	Amount
4.0 Stormwater	<p>Washout – Pond 3 Washout; MES Structure Repair</p> <p>Recommended Material: High Strength Geogrid Flexamat with Earth Anchoring System and Rip Rap</p> <p>Project Location: Pond 3, behind 2770 Sunny Pebble Lp.</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor’s means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap. CLS, Inc., will fortify the MES structure by mortaring the joint between the MES Structure and Hard Armoring System to repair and add stability to the structure in order to reinforce, and increase the longevity of the MES structure to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <p>1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor’s means and methods to install High Strength Geogrid</p>	ea	100.00%	8,087.12

It's been a pleasure working with you! A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney’s fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.	Total
	Payments/Credits
	Balance Due



Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
2/2/2026	00000273

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

Terms	Project
Due on receipt	Pond 3 Washout; 27...

Item	Description	U/M	Total %	Amount
	Flexamat (Hard) Armoring system and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 5. Mortar joint between MES structure and Hard Armoring System 6. Re-vegetate with Sod 7. De-mobilize			

It's been a pleasure working with you! A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.	Total
	Payments/Credits
	Balance Due



Consolidated Land Services, Inc.

Invoice

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

Date	Invoice #
2/2/2026	00000273

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

Terms	Project
Due on receipt	Pond 3 Washout; 27...

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

It's been a pleasure working with you! A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.	Total	\$8,087.12
	Payments/Credits	\$0.00
	Balance Due	\$8,087.12



Consolidated Land Services, Inc.

Invoice

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

Date	Invoice #
2/2/2026	00000274

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

Terms	Project
Due on receipt	Pond 3 Washout; 38...

Item	Description	U/M	Total %	Amount
4.0 Stormwater	<p>Washout – Pond 3 Washout; MES Structure Repair</p> <p>Recommended Material: High Strength Geogrid Flexamat with Earth Anchoring System and Rip Rap</p> <p>Project Location: Pond 3, behind 38190 Shale Stone Ct.</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor’s means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap. CLS, Inc., will fortify the MES structure by mortaring the joint between the MES Structure and Hard Armoring System to repair and add stability to the structure in order to reinforce, and increase the longevity of the MES structure to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <p>1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor’s means and methods to install High Strength Geogrid</p>	ea	100.00%	6,531.47

It's been a pleasure working with you! A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney’s fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.	Total
	Payments/Credits
	Balance Due



Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
2/2/2026	00000274

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

Terms	Project
Due on receipt	Pond 3 Washout; 38...

Item	Description	U/M	Total %	Amount
	Flexamat (Hard) Armoring system and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 5. Mortar joint between MES structure and Hard Armoring System 6. Re-vegetate with Sod 7. De-mobilize			

It's been a pleasure working with you! A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.	Total
	Payments/Credits
	Balance Due



Consolidated Land Services, Inc.

Invoice

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

Date	Invoice #
2/2/2026	00000274

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

Terms	Project
Due on receipt	Pond 3 Washout; 38...

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

It's been a pleasure working with you! A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.	Total	\$6,531.47
	Payments/Credits	\$0.00
	Balance Due	\$6,531.47



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

Client ID Number	
-------------------------	--

Invoice Number	1165860
Invoice Date	3/18/2026
Due Date	4/17/2026

To: Cobblestone CDD
2005 Pan Am Cir, Ste 300

Tampa, Fl 33607-6008

Service Description	Total
Maintenance Services	\$320.00

Subtotal	\$320.00
Sales Tax	\$0.00
Total	\$320.00

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.

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
IMS Billable Work Order										
General Maintenance & Repairs										
	2/20/2026	4486084	CBLCDD District Area	General Maintenance; Painting Medians	\$0.00	\$0.00	\$320.00	\$0.00	\$320.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$320.00	\$0.00	\$320.00	
				BWO Total	\$0.00	\$0.00	\$320.00	\$0.00	\$320.00	
				Invoice Total	\$0.00	\$0.00	\$320.00	\$0.00	\$320.00	

Mortensen Engineering Inc.

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



MORTENSEN ENGINEERING INC

INVOICE

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

INVOICE 4136
DATE 10/13/2025
TERMS Net 30
DUE DATE 11/12/2025

PROJECT NO.
11158

PROJECT NAME
Cobblestone - Phase 1

ACTIVITY	QTY	DUE	RATE	AMOUNT
General Geotechnical Services Pond 3	0.18214 13	2,050.00 of 11,255.00	11,255.00	2,050.00

Geotechnical Engineering Services
Cobblestone - Phase 1
Pond 3

BALANCE DUE \$2,050.00

Estimate Summary

Estimate 11158	11,255.00
This invoice 4136	\$2,050.00
Total invoiced	2,050.00



Cobblestone CDD

Field Inspection Report - April - Steadfast

Thursday, April 16, 2026

Prepared For Board of Supervisors

18 Items Identified

Paul Young

District Field Inspector

Item 1 - Main Entrance

Due By: Thursday, April 16, 2026

Assigned To: Steadfast

Item Completed: Yes

New landscape plants installed 4/15/26.



Item 2 - US301 North Landscape Beds

Due By: Thursday, April 16, 2026

Assigned To: Steadfast

Item Completed: Yes

New landscape plants installed 4/15/26.



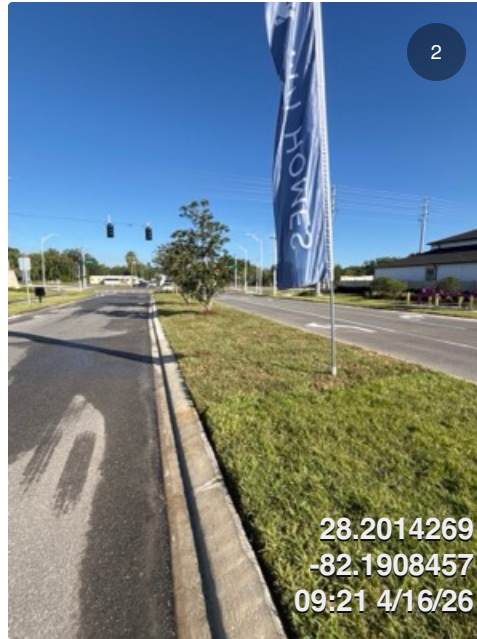
Item 3 - Entrance Landscape

Due By: Thursday, April 16, 2026

Assigned To: Steadfast

Item Completed: Yes

New landscape plants installed in entrance beds. Median sod installed and new plants in front center island.



Item 4 - US301 South Landscape Plants

Due By: Thursday, April 16, 2026

Assigned To: Steadfast

Item Completed: Yes

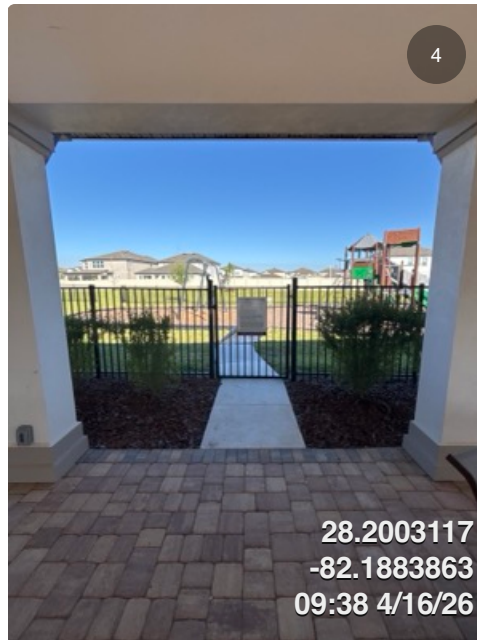
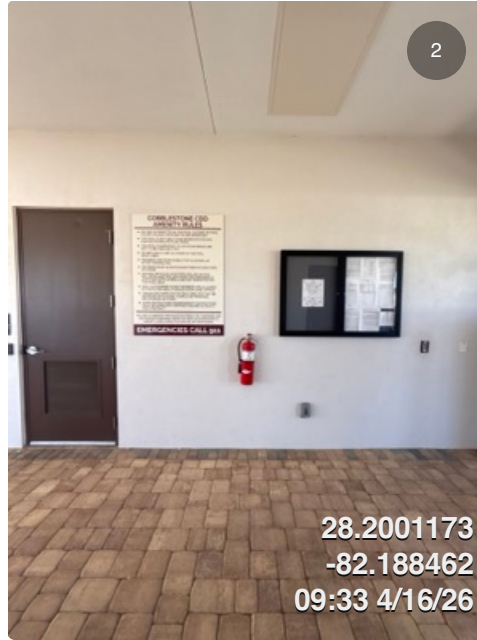
New landscape plants installed along US301. Steadfast - treat several ant mounds along US301.



Item 5 - Amenity Center

Assigned To: District Manager

All signage and rules are visible upon entry. Message board is up to date. Bathrooms are functioning and the furniture is intact.



Item 6 - Playground

Assigned To: Steadfast / District Manager

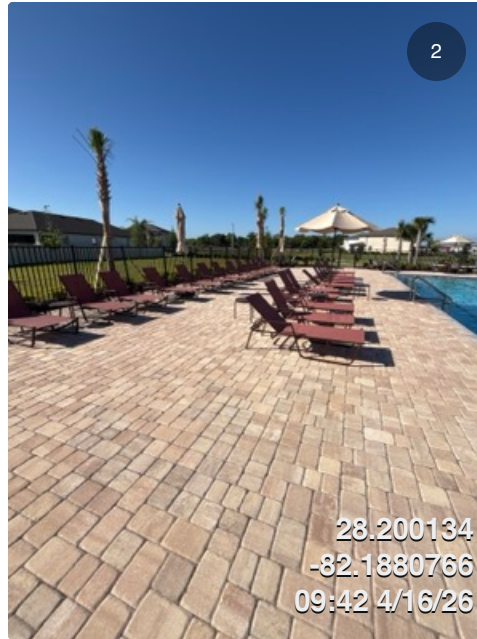
Playground latch will need repair. Playground equipment is operational. Cornhole bags are missing and needs replacement.



Item 7 - Pool

Assigned To: District Manager

Pool is clear and blue, all pool furniture is clean and orderly. Pool hook is broken and will need to be replaced. Weeds have been treated inside pump cage.



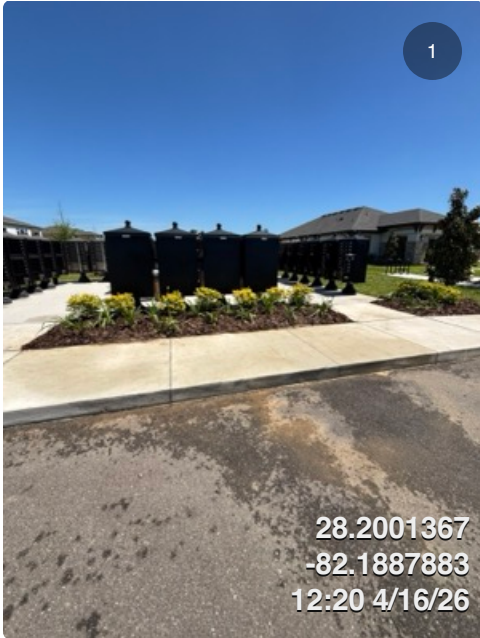
Item 8 - Amenity Landscape

Due By: Thursday, April 16, 2026

Assigned To: Steadfast

Item Completed: Yes

Amenity landscape install completed 4/15/26



Item 9 - Amenity Landscape

Due By: Thursday, April 16, 2026

Assigned To: Steadfast

Item Completed: Yes

Palms have been replaced. Areas where Palms were removed have been covered with sod.



Item 10 - Amenity Landscape

Due By: Thursday, April 16, 2026

Assigned To: Steadfast

Item Completed: Yes

Amenity landscape beds installed 4/15/26.



Item 11 - Pocket Maintenance

Assigned To: Steadfast

Item Completed: Yes

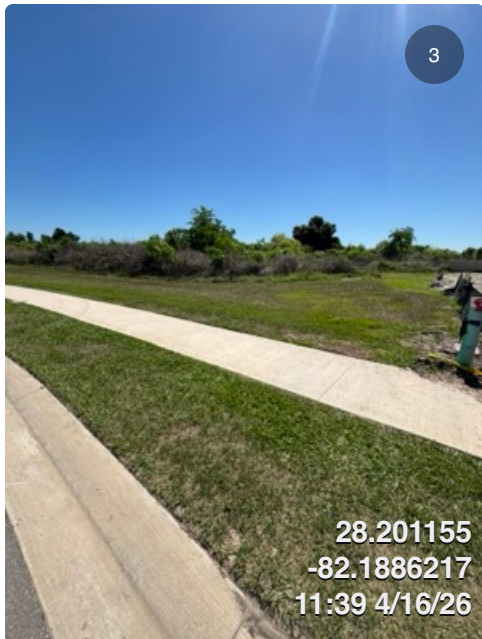
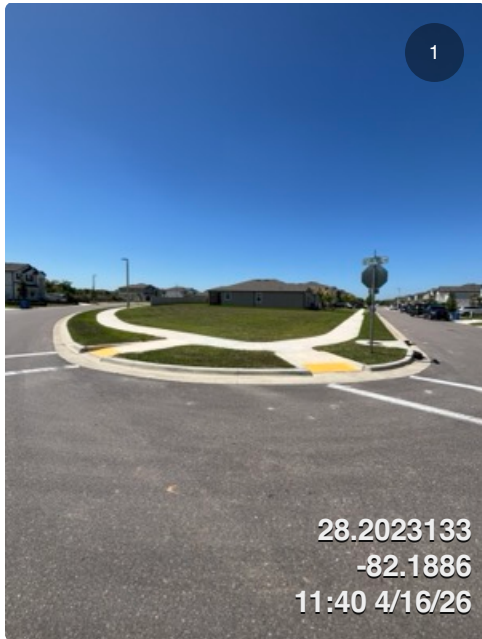
Pocket lots have been maintained.



Item 12 - Pocket Maintenance

Assigned To: Steadfast

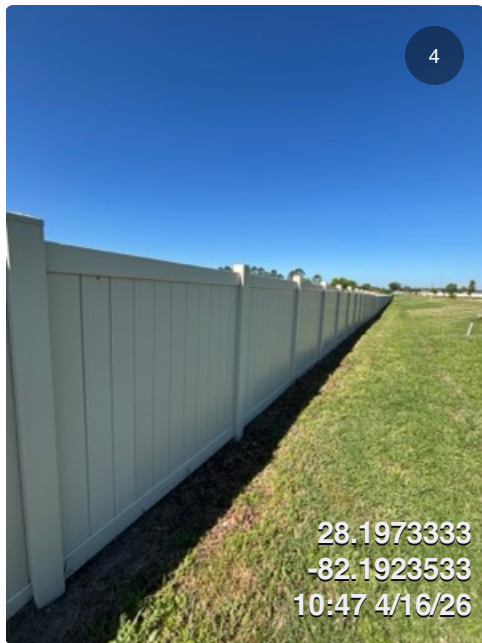
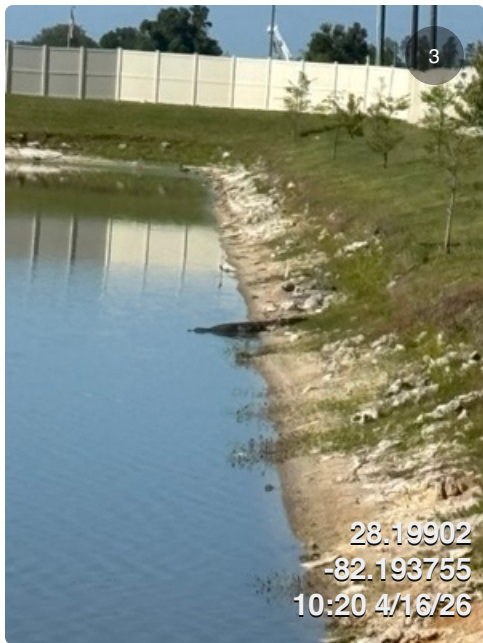
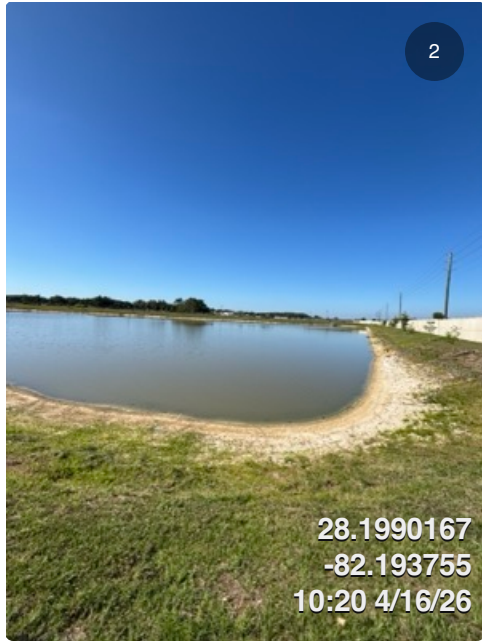
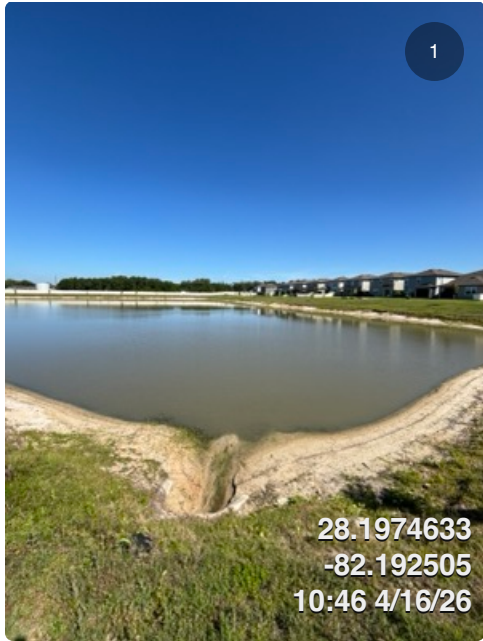
All pocket lots have been maintained.



Item 13 - Pond 1

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

Water levels are low, pond maintenance is scheduled for 4/30/26. Last treatment report submitted on 3/30/26. Gator wildlife observed between ponds 1 & 2. Fence along south perimeter has been pressure washed.



Item 14 - Pond 2

Assigned To: Horner Environmental / Steadfast

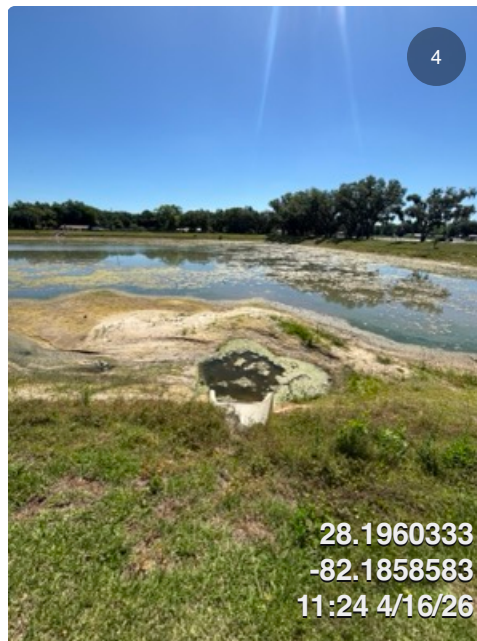
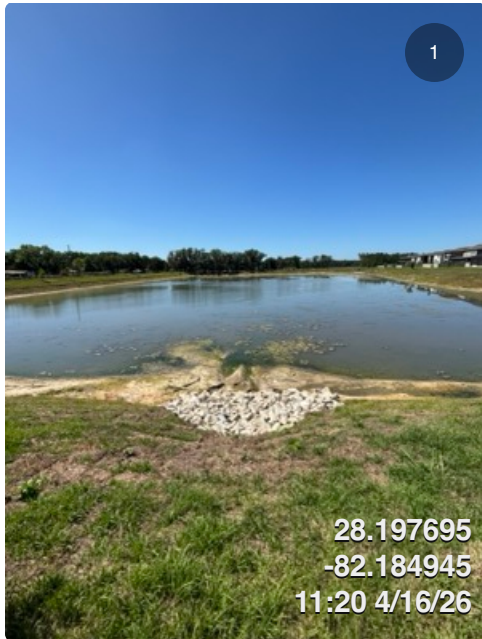
Pond 2 water level is low. Steadfast - remove pencil grass on the next service visit.



Item 15 - Pond 3

Assigned To: Horner Environmental

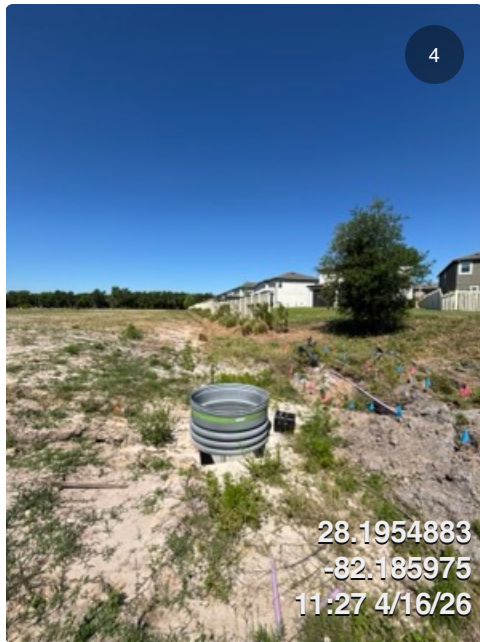
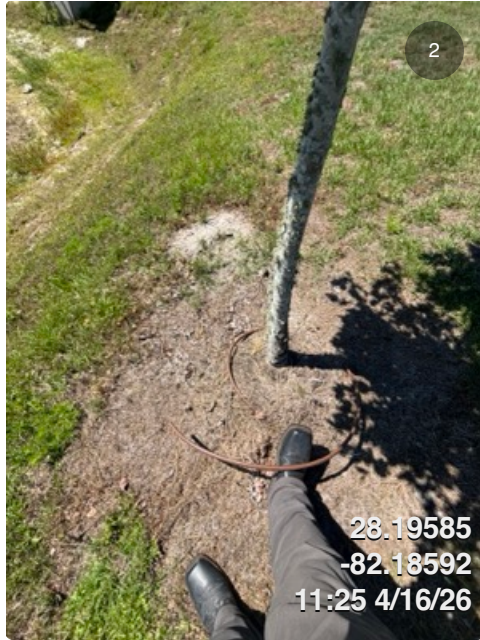
Pond 3 water level is low.



Item 16 - Pond 3 Irrigation

Assigned To: Steadfast

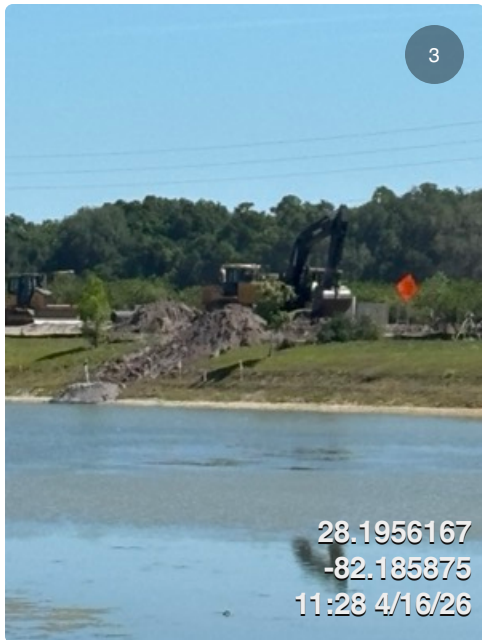
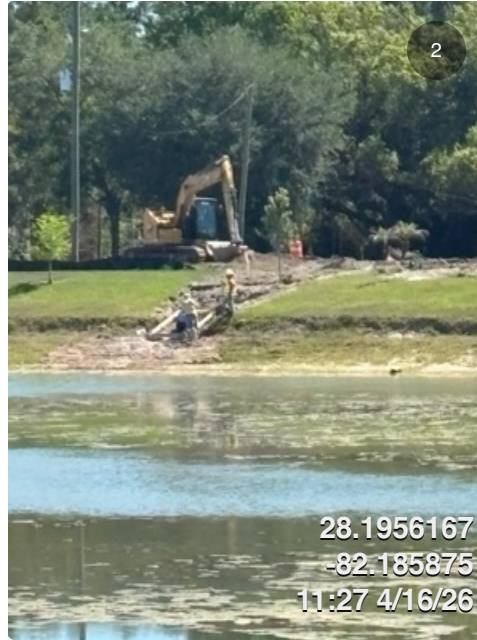
Irrigation has been notified of the drip cuts on several trees. Irrigation repairs have been completed along the south boundary.



Item 17 - Pond 3 Drain Install

Assigned To: District Manager

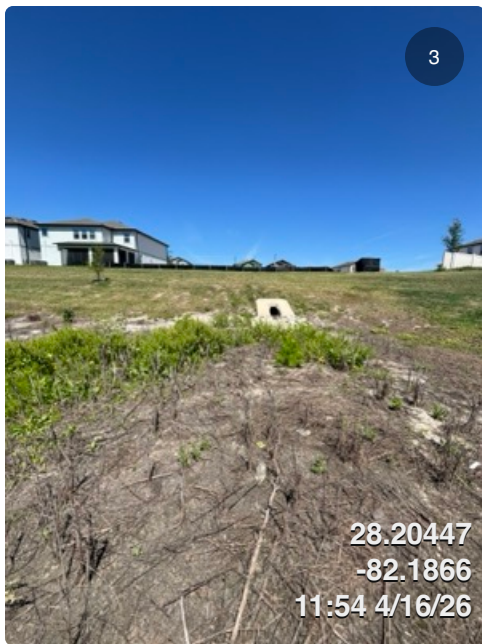
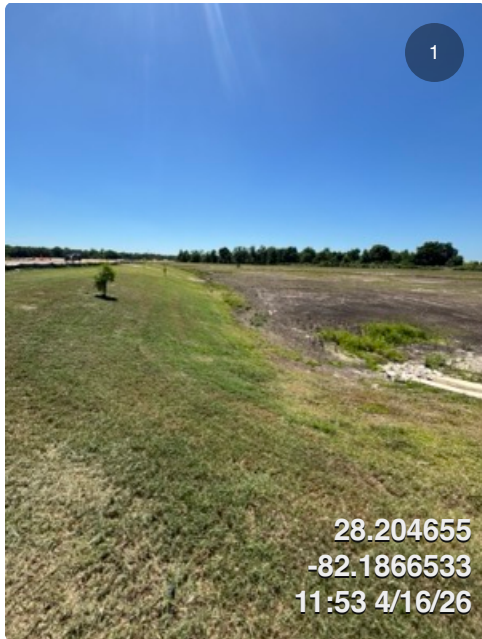
Pond banks have been mowed. New drainage observed along Crystal Springs Road.



Item 18 - Pond 4

Assigned To: Horner Environmental

Pond 4 is dry.





Daily Logs List

Mar 17, 2026

Job: SM1191 Cobblestone CDD

Title: Wet check main timer

Added By: Mark DeAmelio

Log Notes:

Date: 3/17/26

Inspection Time: 10:52am-12:30pm

Repair time: 12:30pm-5:07pm

Location: SM1191 Cobblestone

Tech: Mark

Irrigation inspection is complete

During my inspection I found and made the following repairs

Program B drip

Zone 1 - 30 drip repairs all due to trimming and plant removal. Many open ended drip. After drip repairs, pressure was restored to more repairs. Area is currently flooded and it's difficult to see if there are more repairs needed.

Zone 2 - 20 drip repairs

Zone 3 - 2 drip repairs

Zone 4 - no repairs

Zone 5 - replace broken head

Zone 6 - flush and replace 1 nozzle

Zone 7 - repair tree bubbler

Zone 8 - no repairs

Zone 9 - could not locate

Zone 10 - could not locate

Zone 11 - could not locate

Zone 12 - no repairs

Zone 13 - 12 drip repairs

Zone 14 - 9 drip repairs

Zone 15 - 10 drip repairs

Zone 16 - 5 drip repairs

Zone 17 - I did not have water at the valve. I found a ball valve near the valves and that was closed. I opened that ball valve and I still had no water at valves 17 and 18

Zone 18 - n/a

Zone 19 - n/a

Zone 20 - n/a

Attempted to gain access to amenity but could not get through pool gate. Did not find any lock boxes anywhere outside gate.

Parts used

138 - PDLCPD Drip coupling

3 - PDLTEE drip tee

35' - HDL0912250CV Drip tubing

1 - PDL050 1/2" male drip adapter

1 - 1300AF Rainbird bubbler

2 - H12H nozzle

1 - PROS06NSI Hunter 6"

Weather Conditions:

Partly cloudy



60°F

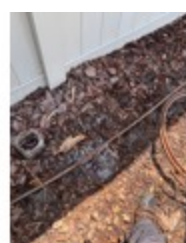
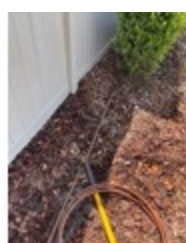
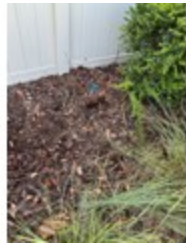
43°F

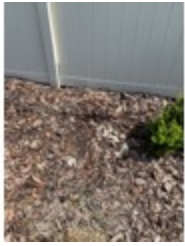
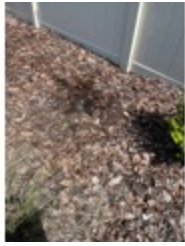
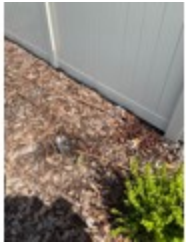
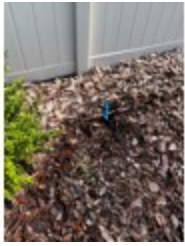
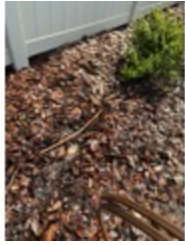
Wind: 10 mph

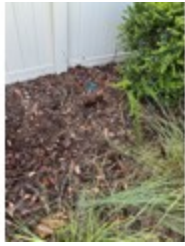
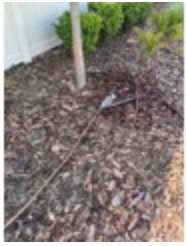
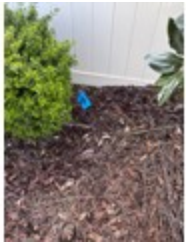
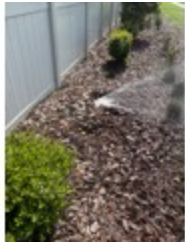
Humidity: 80%

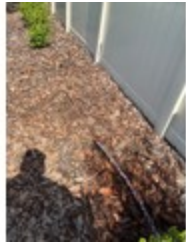
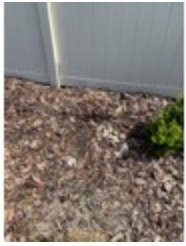
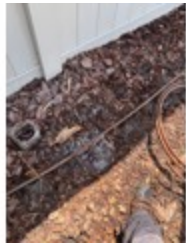
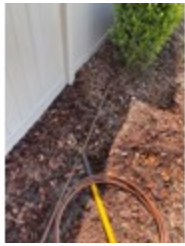
Total Precip: 0"

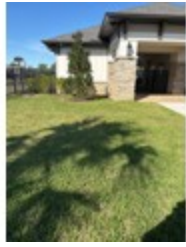
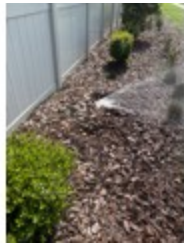
Tue, Mar 17, 2026, 5:05 PM













Printed: Apr 13, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Apr 9, 2026

Job: SM1191 Cobblestone CDD
Title: Zone 10 and 11 assessment
Added By: Mark DeAmelio

Log Notes:

Josh and I arrived on site to assess a drip zone that had been overgrown and recently trimmed/cleaned. We located the valve and ran the zone manually. We found several dozen leaks, with many more leaks that would manifest after the first round of repairs. As per Jason's instructions, we removed the entire drip system, and flagged/capped all feeds.

Towards the end of the zone I found another valve for zone 11. I ran this valve and found the lateral was severed from recent construction. We repaired the lateral by running 20ft of 1" PVC.

The main line, wiring, and lateral are exposed and needs several yards of soil and it needs to be properly graded. Jason requested we leave it open and flag it.

I estimate that we will need 2250 feet of drip and various bubblers to Renew the system.

Parts used:

20' - 1PVC200BE 1" PVC
6 - 429-010 1" coupling
13 - 447-005 1/2" slip caps

Weather Conditions:

Partly cloudy with showers

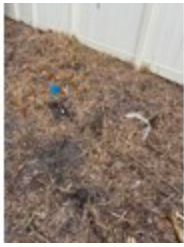
Thu, Apr 9, 2026, 1:16 PM



78°F

64°F

Wind: 17 mph
Humidity: 90%
Total Precip: 0.04"







Horner Environmental Professionals

28536 Walker Dr, Wesley Chapel, FL 33544

PH: (813) 907-9500

HORNERENVIRONMENTAL.COM

Cobblestone CDD

Aquatic Maintenance Service Report

March 2026

Aquatic Technician: Jason James

Prepared by: Jason James/Aquatics Manager

Jjames@hornerenvironmental.com

(813)-892-9831

Treatment Date:

3/30/26



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. Algae was treated in the pond. 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: Trash was removed from the pond and vegetation was treated through out



Cobblestone CDD

ADA Pad Replacement Report

Wednesday, April 8, 2026

Prepared For Board of Supervisors

5 Items Identified

Paul Young

District Field Inspector

Item 1 - Adams Cross Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

3075 Adams Cross Drive



Item 2 - Adams Cross Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

3075 Adams Cross Drive



Item 3 - Adams Cross Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

3070 Adams Cross Drive.



Item 4 - Autumn Rock Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

3070 Autumn Rock Drive



Item 5 - Autumn Rock Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

3070 Autumn Rock Drive

