INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cobblestone Community Development District

July 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



Cobblestone
Community Development District

Board of Supervisors
Tatiana Pagan, Chairman
Aaron Spinks, Vice Chairperson
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Jared Rossi, Assistant Secretary

District Staff
Bryan Radcliff, District Manager
Jere L. Earlywine, District Counsel
Tonja Stewart, District Engineer
Paul Young, Field Service Manager
Diana Lopez, District Accountant
Kelly Dattler, District Admin

Regular Meeting Agenda

Wednesday, July 22, 2026 at 10:00 a.m.

The Regular Meeting of the **Cobblestone Community Development District** will be held on **July 22, 2026** at **10:00 a.m.** at the **Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join the meeting now

Meeting ID: 288 118 779 426 2 **Passcode:** 46EC3xs7
Dial-in by Phone: +1 (646) 838-1601 **Pin:** 258 297 363#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **BUSINESS ITEMS**
   A. Discussion of Gagne Parcel
   B. Ratification of Steadfast Agreement for Aquatic Maintenance Services
   C. Ratification of KB Home Tampa, LLC Settlement Agreement & Mutual Release
   D. Ratification of Final Crosscreek Pond 3 Erosion Repair Proposal
4. **CONSENT AGENDA**
   A. Approval of June 24, 2026 Regular Meeting Minutes
   B. Acceptance of Financials for June 2026
   C. Acceptance of the Check Registers for June 2026
   D. Acceptance of Operations and Maintenance Report for June 2026
5. **STAFF REPORTS**
   A. District Counsel
   B. District Engineer
   C. District Manager
      1. Discussion of Irrigation

2. July Field Inspection Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

AGREEMENT FOR
AQUATIC MAINTENANCE SERVICES

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

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

STEADFAST ENVIRONMENTAL, LLC, a Florida limited liability company, with a mailing address of 30435 Commerce Drive, Unit 102, San Antonio, Florida 33576 ("**Contractor**").

RECITALS

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

WHEREAS, the District owns, operates and maintains several stormwater management facilities located throughout the boundaries of the District ("**Facilities**"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide aquatic maintenance services for the Facilities, as outlined in **Exhibit A** ("**Services**"); and

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

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

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

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

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

3. TERM. Contractor shall provide the Services beginning upon the full execution of this Agreement, and continue through September 30, 2027, unless terminated earlier pursuant to its terms. This Agreement shall automatically renew for one-year periods beginning October 1 (i.e., based on the District's fiscal year), unless terminated pursuant to the terms herein.

4. COMPENSATION; PAYMENT. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

5. CARE OF DISTRICT PROPERTY. Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

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

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

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

9. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement.

Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

10. TERMINATION. The District shall have the right to terminate this Agreement immediately upon written notice for cause, or upon thirty (30) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District. In the event either party terminates this Agreement, Contractor's sole remedy shall be to recover the balance of money due and owing to it at the effective date of termination for the work actually performed up to that date, subject to any off-sets the District might have against Contractor.

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

12. INDEMNIFICATION. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentages of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest accrued against the District, all as actually incurred. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement.

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

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

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

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

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

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

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

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

21. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**").

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, C/O INFRAMARK, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607; 813-873-7300 (PHONE); BRYAN.RADCLIFF@INFRAMARK.COM (EMAIL).

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

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

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

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

26. SCRUTINIZED COMPANIES. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false

statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

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

28. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

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

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

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

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Its: TATIANA Pagan
Date: 6/29/26

STEADFAST ENVIRONMENTAL, LLC

By: Matt Goldrick
Its: MG
Date: 6-26-2026

Exhibit A: Proposal
Exhibit B: Insurance Certificate with Endorsements

EXHIBIT A:

Program to consist of areas #1-7 as indicated on attached map. Area to be serviced measures 16,034 LF & 34.05 AC.

Occurrence: 2 events/month

Annual Cost: $12,180.00

($1015.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request. These will be proposed on separate estimates outside of the monthly maintenance service agreement.

Maintenance Contract

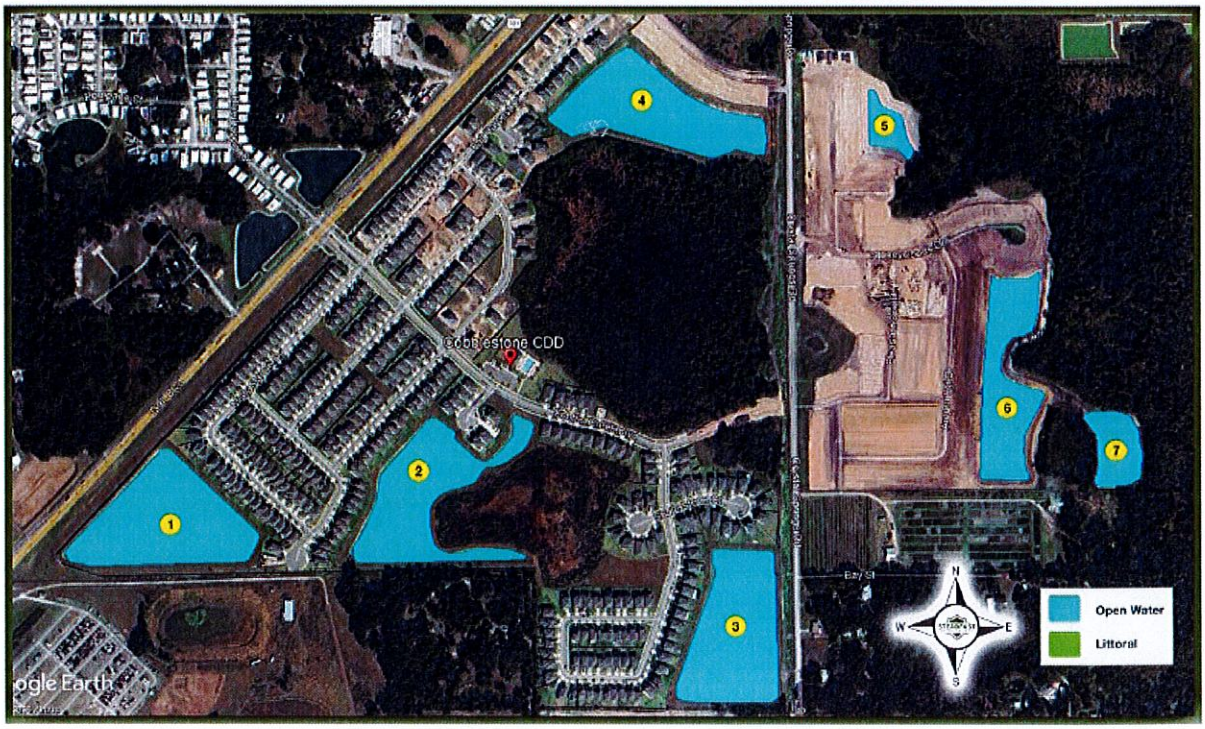
Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.[1]
2. **Herbicide Application**: Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.[2]
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*[3]

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

[1]These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. [1] There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. [2] Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. [3] Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.



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SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This Settlement Agreement and Mutual Release ("Agreement") is made as of this 26th day of June, 2026 (the "Effective Date"), by and between the following, each of which may be singularly referred to herein as a "Party" and collectively as the "Parties":

1. Cobblestone Community Development District, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes ("District"), whose address is 2005 Pan Am Circle, Suite 300, Tampa, FL 33607;

2. KB Home Tampa, LLC ("KB Home"), a foreign limited liability company whose address is 10990 Wilshire Boulevard, Suite 700, Los Angeles, CA 90024;

WHEREAS, the District owns and maintains certain real property and improvements within the District's boundary;

WHEREAS, KB Home undertook certain dewatering activities adjacent to the District's Pond 3/Tract SW-3 located within and owned by the District (the "Dewatering");

WHEREAS, the District claims the Dewatering resulted in erosion to the banks along the District's Pond 3 ("Bank Erosion Damage");

WHEREAS, the Parties to this Agreement desire to seek resolution concerning the Bank Erosion Damage under the terms and conditions set forth below;

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for good and valuable consideration, the receipt and sufficiency of which are here acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recital paragraphs are incorporated into and form a part of this Agreement.

2. Agreement to Pay the District. In consideration for the District's promises made herein, KB Home agrees to pay the District the total gross amount of **Fifty Thousand Dollars**

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($50,000.00) (the "Settlement Payment") within fifteen (15) business days of the Effective Date pursuant to payment instructions provided by counsel to the District.

3. Mutual Releases. Each Party, on behalf of themselves and their current and former officers, directors, members, agents, employees, parent companies, subsidiaries, affiliates, representatives, successors, assigns, transferees, and attorneys (the "Releasors") releases, waives and forever discharges the other Party, and their respective current and former officers, directors, members, agents, employees, parent companies, subsidiaries, affiliates, representatives, successors, assigns, transferees, and attorneys (the "Releasees") from all demands, claims, counterclaims, causes of action, defenses, setoffs, awards, judgments, liabilities or suits, which the Releasors ever had, now have, or may have, concerning the Bank Erosion Damage. Each Party shall bear its own attorney's fees and costs incurred in connection with this Agreement. The forgoing release shall be not be effective until the District's receipt of the Settlement Payment in accordance with the terms of this Agreement. For avoidance of doubt, the forgoing release does not apply to any claims or causes of action related to this Agreement and the Parties' performance thereunder.

4. No Outstanding or Known Future Claims/Causes of Action. The Parties affirm that they have not filed with any governmental agency or court any type of action or report relating to the Dewatering against the other Party.

5. Use of Agreement. Parties agree that this Agreement shall not constitute precedent and is not intended to be, nor shall be construed as, an interpretation of any contract or transaction and shall be inadmissible and may not be used as evidence, referred to, or used or alluded to in any way in any court or other dispute resolution proceeding against the other Party other than as necessary in a proceeding to specifically enforce this Agreement.

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6. Governing Law & Venue. This Agreement shall in all respects, be interpreted, enforced, and governed by and under the laws of the State of Florida, and the exclusive venue for any litigation brought pursuant to this Agreement for its enforcement is the Sixth Judicial Circuit Court, Pasco County, Florida.

7. Construction. This Agreement shall be construed without regard to the Party or Parties responsible for its preparation and shall be deemed as having been prepared jointly by the Parties. Any ambiguity or uncertainty existing in this Agreement shall not be interpreted or construed against any Party.

8. Entire Agreement. This Agreement, and any exhibits or attachments hereto, constitutes the entire agreement of the Parties and supersedes all prior or contemporaneous agreements, discussions, or representations, oral or written, with respect to the subject matter, and each of the Parties represents and warrants that they have fully read each of the paragraphs within this Agreement and that they understand the same and understand the rights and obligations created hereby.

9. Counterparts. This Agreement may be executed by the Parties in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

10. Legally Binding. The Parties intend this Agreement to be legally binding upon and shall inure to the benefit of each of them and their respective successors, assigns, executors, administrators, heirs, and estates.

11. New or Different Facts. Except as provided herein, this Agreement shall be, and remain, in effect despite any alleged breach of this Agreement or the discovery or existence of any new or additional fact, or any fact different from that which any Party now knows or believes to

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be true. Notwithstanding the foregoing, nothing in this Agreement shall be construed as, or constitute, a release of any Party's rights to enforce the terms of this Agreement.

12. Headings. The paragraph headings in this Agreement are for convenience only and shall not be used to construe or interpret the meaning of any provision.

13. Power and Authority to Execute. Each Party represents and warrants that it has the full power and authority to execute, deliver, and perform this Agreement; that each individual signing on behalf of a Party is duly authorized by that Party to execute this Agreement on its behalf; that, to the best of its knowledge, no other person or entity has any interest in the claims, demands, obligations, or causes of action being released by the Parties pursuant to this Agreement; and that no claims or rights being released under the terms of this Agreement have been assigned, sold, or otherwise transferred to any other entity.

14. Reliance on Counsel. In entering into this Agreement, the Parties acknowledge that they have relied upon the legal advice of their respective attorneys, who are the attorneys of their own choosing, that such terms are fully understood and voluntarily accepted by them, and that, other than the consideration set forth herein, no promises or representations of any kind have been made to them by the other Party. The Parties represent and acknowledge that in executing this Agreement they did not rely, and have not relied, upon any representation or statement, whether oral or written, made by the other Party or by that other Party's agents, representatives, or attorneys with regard to the subject matter, basis or effect of this Agreement or otherwise.

15. No Admission of Liability. This Agreement constitutes a compromise and settlement of disputed claims and matters. Neither the execution of this Agreement nor the performance of any obligation hereunder, including the payment of the Settlement Payment, shall

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be construed as or deemed to be an admission of liability, fault, wrongdoing, negligence, breach of duty, or unlawful conduct by either Party.

IN WITNESS WHEREOF, and intending to be legally bound, each of the Parties hereto has caused this Agreement to be executed as of the date(s) set forth below.

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT	**KB HOME TAMPA, LLC**
Tatiana Pagan	DocuSigned by: Douglas C. Guy 94A346781B5E42F...
By: Tatiana Pagan	By: Douglas C. Guy
Its: Chairman	Its: Division President
Date: 6/29/26	Date: 6/26/2026

AGREEMENT FOR EROSION REPAIR SERVICES

This "**Agreement**" is 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 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("**District**"), and ***Crosscreek Environmental Inc.*** ("**Contractor**") with an address of 111 61st Street East, Palmetto, Florida 34221 and is dated June 29, 2026:

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the date first written above.

2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "**Services**" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

3. **TERM.** Contractor shall provide the Services beginning upon the full execution of this Agreement and continue through completion of the work, unless terminated earlier pursuant to its terms.

4. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

5. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Notwithstanding the immediately preceding sentence, the District shall give the Contractor a reasonable amount of time to perform said repairs if the materials required are not available in time for the Contractor to complete such repairs within a 24-hour period. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed in writing by the District.

6. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

7. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B.** The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. The District, and its staff and Board Supervisors, shall be considered Additional Insureds under the insurance set forth in **Exhibit B.**

8. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties 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.

9. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 14 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.

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

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

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

14. **ANTI-HUMAN TRAFFICKING STATEMENT**. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

15. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

[*Signature blocks on the following page*]

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

By: Tatiana Pino
Its: Chairperson, Board of Supervisors

CROSSCREEK ENVIRONMENTAL INC.

Matt Jones
By: COO
Its: 07/09/26

Exhibit A: Proposal
Exhibit B: Insurance Certificate with Endorsements

Exhibit A: Proposal

Crosscreek Environmental Inc.

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

Estimate

Date	Estimate #
7/7/2026	15615

Name / Address

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

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Cobblestone CDD Pond Shoreline Restoration - Revised			
Provide all labor, equipment, and materials needed to complete the removal of sediment and restoration of 750' of shoreline utilizing eroded sediment from the pond bottom (no imported fill to be used, fill will be excavated by Amphibious Excavator to minimize disturbance to the pond and surrounding shoreline). Excavated materials to be sloped, compacted, graded, sodded, and stabilized on shoreline. Coconut coir turf reinforcement mat will be installed prior to adding sod. Turf reinforcement mat will be pinned and trenched as required. All work to be done in the red area shown on the attached aerial.	750	59.00	44,250.00
Provide all labor, equipment, and materials needed to complete the restoration of one (1) FES per the attached aerial map. The eroded area around and in front of the FES will be filled and compacted with excavated sediment, regraded, then stabilized with Flexamat and FW404 reinforcement matting. Flexamat will be anchored as required. Flexamat will extend 20'-25' on each side and 8' upslope of the FES. The joint between the Flexamat and FES will be filled with hydraulic cement/mortar to prevent future erosion. A rip rap (6"-12") splash pad will be added in front of the FES. The splash pad will extend 2'-3' on either side, 4'-5' in front of and at least 18" deep. FW404 matting will be installed prior to installing the limestone rip rap to prevent future erosion. The FES is in good shape with no visible cracks. Any existing cracks will be filled with hydraulic cement. Cost includes Bahia sod replacement around the FES and any disturbed areas. **Irrigation is highly recommended for newly installed sod**	1	10,550.00	10,550.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.		0.00	0.00

Please sign and return if accepted:

Total $54,800.00

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over $10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812
www.crosscreekenvironmental.com

Exhibit B: Certificate of Insurance

Client#: 2152746 569CROSSENV

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/14/2026

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

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

PRODUCER	CONTACT NAME: Theresa Cerf	
McGriff, a MMA LLC Company 12485 28th Street N St Petersburg, FL 33716 727-823-5551	PHONE (A/C, No, Ext): 727-823-5551	FAX (A/C, No): 727-894-3339
	E-MAIL ADDRESS: Theresa.Cerf@MarshMMA.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Homeland Insurance Company of New York	34452
INSURER B : American Interstate Insurance Company	31895
INSURER C : Atlantic Specialty Insurance Company	27154
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Crosscreek Environmental Inc.
111 Palm View Road
Palmetto, FL 34221

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X	X	7930126620002	07/15/2025	07/15/2026	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$100,000
	DED: 5,000						MED EXP (Any one person)	$10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$1,000,000
	POLICY X PRO-JECT LOC						GENERAL AGGREGATE	$2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$2,000,000
								$
C	AUTOMOBILE LIABILITY			7930126610002	07/15/2025	07/15/2026	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	X Drive Oth Car							$
A	UMBRELLA LIAB X OCCUR	X	X	7930126630002	07/15/2025	07/15/2026	EACH OCCURRENCE	$2,000,000
	X EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$2,000,000
	DED / RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A	X	AVWCFL3396552025	07/15/2025	07/15/2026	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y						E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$1,000,000
A	Pollution	X	X	7930126620002	07/15/2025	07/15/2026	1,000,000	
A	Professional	X	X	7930126620002	07/15/2025	07/15/2026	1,000,000	

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

USLH Included

Cobblestone CDD is included as Additional Insured with respect to General Liability Coverage where required by written contract. The Umbrella Liability is follow form with respect to Additional Insured on the underlying policies subject to policy terms, conditions, and exclusions. Waiver of Subrogation is included (See Attached Descriptions)

CERTIFICATE HOLDER

Cobblestone CDD
C/O 2005 Pan Am Circle
Suite 300
Tampa, FL 33607

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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DESCRIPTIONS (Continued from Page 1)

with respect to General Liability, Umbrella Liability and Workers Compensation Coverage where required by written contract.

MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, June 24, 2026 at 10:00 a.m., at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Tatiana Pagan	Chairperson
Aaron Spinks	Vice Chairperson
Lee Thompson	Assistant Secretary
John Blakley	Assistant Secretary
Jared Rossi	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager	
Jere Earlywine	District Counsel	*(via phone)*
Tyson Waag	District Engineer	*(via phone)*
Paul Young	Field Services	
Seth Mendoza	*Steadfast Landscaping*	
Mat Goldrick	*Steadfast Landscaping*	
Bill Conrad	*Steadfast Landscaping*	

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Discussion of FES Drainage Plans

Mr. Waag discussed the current condition of a FES drain within District property. A Board discussion ensued.

B. Consideration of Pond 3 Erosion Repairs

1. **CLS Proposal #0440 for Pond 3 FES & Eroded Slope Repairs**
2. **Finn Outdoor Proposal #2538 for Pond 3 Restoration & Protection**
3. **Crosscreek Environmental – Ariel of Cobblestone Shoreline Restoration Areas**
4. **Crosscreek Environmental Proposal #15522 for Pond Shoreline Restoration**
5. **Crosscreek Environmental Proposal #15523 for Pond Shoreline Restoration**

On MOTION by Mr. Spinks seconded by Mr. Rossi, with all in favor, *Crosscreek Environmental* proposal #0440 to repair the erosion occurring on Pond 3, was approved. 5-0

C. Consideration of Outdoor Solar Lighting Service Agreement (Phase 3)

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Outdoor Solar Lighting Service Agreement (Phase 3) with GIG Fiber, was approved. 5-0

D. Consideration of Steadfast Proposals:
1. **Proposal to Aerate at Amenity Center**
2. **Proposal to Increase the Reclaim Meter**

On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor, Steadfast Proposals items 1 & 2 above**,** were approved. 5-0

E. Consideration of Pond Maintenance Proposals
1. **Steadfast Phase 3 Addendum**
2. **Steadfast Aquatic Maintenance Proposal**
3. **Horner Phase 3 Addendum**
4. **Horner Renewal for Herbicide Control**

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, *Steadfast* proposals for Pond Maintenance items 1 & 2 above and instructions for Mr. Radcliff to provide a termination letter for *Horner Environmental*, as discussed, were approved. 5-0

F. Discussion of Gagne Parcel Drainage
1. **Cost Share Agreement**
2. **Easement Agreement**

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Gagne Parcel Drainage items 1 and 2 above**,** were approved. 5-0

G. Consideration of Resolution 2026-06; Authorizing Actions to Implement Capital Improvement Plan

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Resolution 2026-06; Authorizing Actions to Implement Capital Improvement Plan, was adopted. 5-0

H. Consideration of Resolution 2026-07; Designating a Date, Time, & Location for a Landowner's Meeting & Election

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Resolution 2026-07; Designating a Date, Time, & Location for a Landowner's Meeting & Election for Thursday, November 5, 2026 at 10:00 a.m., at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544, was adopted. 5-0

I. Ratification of Phase 3
   1. Joinder & Consent to Required Improvements Agreement & Temporary Construction Easement for Private Improvements
   2. Required Improvements Agreement & Temporary Construction Easements for Private Improvements

J. Ratification of Phase F-1
   1. Joinder & Consent to Required Improvements Agreement & Temporary Construction Easement for Private Improvements
   2. Required Improvements Agreement & Temporary Construction Easements for Private Improvements

On MOTION by Mr. Blakley seconded by Mr. Spinks, with all in favor, Phase 3 and Phase F-1 Joinder & Consent to Required Improvements Agreements & Temporary Construction Easement for Private Improvements, were ratified. 5-0

FOURTH ORDER OF BUSINESS Consent Agenda

A. Approval of May 27, 2026 Regular Meeting Minutes
B. Acceptance of Financials (May 2026)
C. Acceptance of the Check Registers (May 2026)
D. Consideration of Operations and Maintenance Report (May 2026)

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

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel
   1. Jere's Email – Use of Tract P1
   2. First Amendment to the Recreational Facilities Rules & Regulations
   3. Recreational Facilities Rules & Regulations

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, the First Amendment to the Recreational Facilities Rules & Regulations, was approved. 5-0

B. District Engineer
C. District Manager
There being no reports, the next item followed.

1. **June Field Inspections Report**
2. **April ADA Pad Replacement Report**

Mr. Young presented/reviewed the Field Inspections and ADA Pad replacement Reports, copies of which were included in the agenda package.

SIXTH ORDER OF BUSINESS **Supervisor Requests**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, the meeting was adjourned at 10:41 a.m. 5-0

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

COBBLESTONE Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECTS FUND	SERIES 2022-2 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	TOTAL
ASSETS										
Cash In Bank	$ 102,708	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 102,708
Due From Other Funds	-	4,313	3,549	44	3,230	410	-	2,340	-	13,886
Investments:										
Acquisition & Construction Account	-	-	-	-	-	858	970	1,388	5,453	8,669
Reserve Fund	-	113,343	63,789	91,024	137,013	-	-	-	-	405,169
Revenue Fund	-	90,556	73,077	101,413	110,631	-	-	-	-	375,677
Prepaid Items	6,568	-	-	-	-	-	-	-	-	6,568
Utility Deposits - TECO	41,872	-	-	-	-	-	-	-	-	41,872
Utility Deposits	300	-	-	-	-	-	-	-	-	300
TOTAL ASSETS	**$ 151,448**	**$ 208,212**	**$ 140,415**	**$ 192,481**	**$ 250,874**	**$ 1,268**	**$ 970**	**$ 3,728**	**$ 5,453**	**$ 954,849**
LIABILITIES										
Accounts Payable	$ 8,046	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,046
Accrued Expenses	5,200	-	-	-	-	-	-	-	-	5,200
Due To Developer	168,974	-	-	-	-	-	-	-	-	168,974
Due To Other Funds	13,881	-	-	-	-	-	3	-	2	13,886
TOTAL LIABILITIES	**196,101**	**-**	**-**	**-**	**-**	**-**	**3**	**-**	**2**	**196,106**
FUND BALANCES										
Nonspendable:										
Prepaid Items	6,568	-	-	-	-	-	-	-	-	6,568
Restricted for:										
Debt Service	-	208,212	140,415	192,481	250,874	-	-	-	-	791,982
Capital Projects	-	-	-	-	-	1,268	967	3,728	5,451	11,414
Unassigned:	(51,221)	-	-	-	-	-	-	-	-	(51,221)
TOTAL FUND BALANCES	**(44,653)**	**208,212**	**140,415**	**192,481**	**250,874**	**1,268**	**967**	**3,728**	**5,451**	**758,743**
TOTAL LIABILITIES & FUND BALANCES	**$ 151,448**	**$ 208,212**	**$ 140,415**	**$ 192,481**	**$ 250,874**	**$ 1,268**	**$ 970**	**$ 3,728**	**$ 5,453**	**$ 954,849**

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 2,454	$ 2,454	0.00%
Interest - Tax Collector	-	635	635	0.00%
Special Assmnts- Tax Collector	263,946	269,216	5,270	102.00%
Special Assmnts- CDD Collected	-	75,025	75,025	0.00%
Developer Contribution	298,721	219,172	(79,549)	73.37%
Other Miscellaneous Revenues	-	125	125	0.00%
TOTAL REVENUES	**562,667**	**566,627**	**3,960**	**100.70%**
EXPENDITURES				
Administration				
Supervisor Fees	7,200	4,000	3,200	55.56%
ProfServ-Dissemination Agent	5,000	4,167	833	83.34%
ProfServ-Info Technology	500	450	50	90.00%
ProfServ-Recording Secretary	2,400	3,375	(975)	140.63%
Field Services	12,000	9,000	3,000	75.00%
District Counsel	40,000	39,481	519	98.70%
District Engineer	10,000	24,745	(14,745)	247.45%
Administrative Services	4,500	3,375	1,125	75.00%
District Manager	25,000	19,500	5,500	78.00%
Accounting Services	9,000	16,050	(7,050)	178.33%
Website Compliance	1,800	4,325	(2,525)	240.28%
Postage, Phone, Faxes, Copies	500	331	169	66.20%
Rentals - General	1,100	1,140	(40)	103.64%
Insurance - General Liability	3,346	3,152	194	94.20%
Public Officials Insurance	2,738	2,580	158	94.23%
Insurance -Property & Casualty	10,869	9,961	908	91.65%
Legal Advertising	3,500	577	2,923	16.49%
Miscellaneous Services	250	251	(1)	100.40%
Bank Fees	200	2,461	(2,261)	1230.50%
Financial & Revenue Collections	5,000	8,442	(3,442)	168.84%
Website Administration	1,200	1,800	(600)	150.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	146,378	159,488	(13,110)	108.96%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
Electric Utility Services				
Electric Utility Services	18,000	8,739	9,261	48.55%
Electricity - Streetlights	75,000	39,310	35,690	52.41%
Total Electric Utility Services	93,000	48,049	44,951	51.67%
Water Utility Services				
Utility - Water	4,500	33,374	(28,874)	741.64%
Total Water Utility Services	4,500	33,374	(28,874)	741.64%
Landscape Services				
ProfServ-Wildlife Management Service	1,000	-	1,000	0.00%
Waterway Management Program	9,000	6,600	2,400	73.33%
Debris Cleanup	1,000	-	1,000	0.00%
Total Landscape Services	11,000	6,600	4,400	60.00%
Amenities				
Clubhouse - Facility Janitorial Service	8,400	8,077	323	96.15%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	14,400	19,045	(4,645)	132.26%
Security Monitoring Services	6,300	-	6,300	0.00%
Telephone/Fax/Internet Services	1,200	1,671	(471)	139.25%
Garbage	2,800	-	2,800	0.00%
R&M-Other Landscape	5,000	79,916	(74,916)	1598.32%
R&M-Pools	2,500	4,716	(2,216)	188.64%
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	113,887	(8,887)	108.46%
Recreation / Park Facility Maintenance	7,500	1,745	5,755	23.27%
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	14,946	(13,446)	996.40%
Playground Equipment and Maintenance	300	-	300	0.00%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
Aquatic Plant Replacement	500	-	500	0.00%
Access Control Maintenance & Repair	4,000	5,708	(1,708)	142.70%
Misc-Contingency	90,739	89,837	902	99.01%
Dog Waste Station Service & Supplies	3,900	125	3,775	3.21%
Pool Permits	500	280	220	56.00%
Total Amenities	312,289	363,769	(51,480)	116.48%
TOTAL EXPENDITURES	**567,167**	**611,280**	**(44,113)**	**107.78%**
Excess (deficiency) of revenues Over (under) expenditures	(4,500)	(44,653)	(40,153)	0.00%
OTHER FINANCING SOURCES (USES)				
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	$ (4,500)	$ (44,653)	$ (31,153)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**-**		
FUND BALANCE, ENDING		**$ (44,653)**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ -	$ 6,943	$ 6,943	0.00%
Special Assmnts- Tax Collector	-	206,879	206,879	0.00%
Special Assmnts- CDD Collected	-	6,672	6,672	0.00%
TOTAL REVENUES	**-**	**220,494**	**220,494**	**0.00%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	80,000	(80,000)	0.00%
Interest Expense	-	146,810	(146,810)	0.00%
Total Debt Service	-	226,810	(226,810)	0.00%
TOTAL EXPENDITURES	**-**	**226,810**	**(226,810)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(6,316)	(6,316)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**214,528**		
FUND BALANCE, ENDING		**$ 208,212**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ -	$ 4,357	$ 4,357	0.00%
Special Assmnts- Tax Collector	-	139,395	139,395	0.00%
Special Assmnts- CDD Collected	-	4,480	4,480	0.00%
TOTAL REVENUES	**-**	**148,232**	**148,232**	**0.00%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	40,000	(40,000)	0.00%
Interest Expense	-	85,410	(85,410)	0.00%
Total Debt Service	-	125,410	(125,410)	0.00%
TOTAL EXPENDITURES	**-**	**125,410**	**(125,410)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	22,822	22,822	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**117,593**		
FUND BALANCE, ENDING		**$ 140,415**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ -	$ 6,162	$ 6,162	0.00%
Special Assmnts- Tax Collector	-	179,867	179,867	0.00%
Special Assmnts- CDD Collected	-	5,929	5,929	0.00%
TOTAL REVENUES	**-**	**191,958**	**191,958**	**0.00%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	40,000	(40,000)	0.00%
Interest Expense	-	139,100	(139,100)	0.00%
Total Debt Service	-	179,100	(179,100)	0.00%
TOTAL EXPENDITURES	**-**	**179,100**	**(179,100)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	12,858	12,858	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**179,623**		
FUND BALANCE, ENDING		**$ 192,481**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ -	$ 3,146	$ 3,146	0.00%
Special Assmnts- Tax Collector	-	3,228	3,228	0.00%
Special Assmnts- CDD Collected	-	68,506	68,506	0.00%
Developer Contribution	-	205,519	205,519	0.00%
TOTAL REVENUES	**-**	**280,399**	**280,399**	**0.00%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	55,000	(55,000)	0.00%
Interest Expense	-	111,779	(111,779)	0.00%
Total Debt Service	-	166,779	(166,779)	0.00%
TOTAL EXPENDITURES	**-**	**166,779**	**(166,779)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	113,620	113,620	0.00%
OTHER FINANCING SOURCES (USES)				
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	$ -	$ 250,874	$ 250,874	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**-**		
FUND BALANCE, ENDING		**$ 250,874**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ -	$ 366	$ 366	0.00%
TOTAL REVENUES	**-**	**366**	**366**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	366	366	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**902**		
FUND BALANCE, ENDING		**$ 1,268**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ -	$ 26	$ 26	0.00%
TOTAL REVENUES	**-**	**26**	**26**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	26	26	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**941**		
FUND BALANCE, ENDING		**$ 967**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ -	$ 37	$ 37	0.00%
Special Assmnts- Tax Collector	-	2,227	2,227	0.00%
TOTAL REVENUES	**-**	**2,264**	**2,264**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	2,264	2,264	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,464**		
FUND BALANCE, ENDING		**$ 3,728**		

Bank Account Statement

Cobblestone CDD

Bank Account No.	9008		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101002 Balance	102,707.53	**Statement Balance**	105,300.55
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	105,300.55
Subtotal	102,707.53	**Outstanding Checks**	-2,593.02
Negative Adjustments	0.00	**Ending Balance**	102,707.53
Ending G/L Balance	102,707.53		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/16/2026	Payment	300000	ADP, INC	Inv: 060526-2991870-ACH			-15.20
06/25/2026	Payment	1650	PASCO COUNTY UTILITIES	Payment of Invoice 001105			-1,165.75
06/25/2026	Payment	1651	PASCO COUNTY UTILITIES	Payment of Invoice 001106			-1,162.07
06/30/2026	Payment	1653	HUGHES EXTERMINATORS	Payment of Invoice 001112			-250.00
Total Outstanding Checks							-2,593.02
Outstanding Deposits							
Total Outstanding Deposits							

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 6/1/26 to 6/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 1627							
001	06/01/26	INFRAMARK LLC	1168239	05/28/26 - Fence Repairs	Recreation / Park Facility Maintenance	546414-57217	$500.00
						Check Total	*$500.00*
CHECK # 1628							
001	06/01/26	REDWIRE,LLC	647287	June 26 - Access	Access Control Maintenance & Repair	546998-57217	$565.00
						Check Total	*$565.00*
CHECK # 1629							
001	06/04/26	STEADFAST ALLIANCE	SA-23906	June 26 - Landscape Maintenance	Landscape Maintenance	546300-53908	$9,780.66
						Check Total	*$9,780.66*
CHECK # 1630							
001	06/04/26	U.S. BANK	8196978	Series 2022 Trustee Fees 5/1/26 - 4/30/27	ProfServ-Trustee Fees	531045-51301	$2,918.23
001	06/04/26	U.S. BANK	8196978	Series 2022 Trustee Fees 5/1/26 - 4/30/27	Prepaid Items	155000	$4,085.52
						Check Total	*$7,003.75*
CHECK # 1631							
001	06/04/26	U.S. BANK	8195353	Series 2024 Trustee Fees 5/1/26 - 4/30/27	ProfServ-Trustee Fees	531045-51301	$1,773.39
001	06/04/26	U.S. BANK	8195353	Series 2024 Trustee Fees 5/1/26 - 4/30/27	Prepaid Items	155000	$2,482.74
						Check Total	*$4,256.13*
CHECK # 1632							
001	06/08/26	BAHR PLUMBING LLC	10235	APRIL 2026-Amenity Plumbing Repair	Recreation / Park Facility Maintenance	546414-57217	$175.00
						Check Total	*$175.00*
CHECK # 1633							
001	06/08/26	CHARTER COMMUNICATIONS	1848381052426	TV/INTERNET/VOICE 05/24/26-06/23/26	Telephone/Fax/Internet Services	541009-57217	$193.99
						Check Total	*$193.99*
CHECK # 1634							
001	06/08/26	COOPER POOLS INC.	2026-1478	June 26 - Pool Maintenance	Contracts-Pools	534078-57201	$1,990.00
						Check Total	*$1,990.00*
CHECK # 1635							
001	06/08/26	INFRAMARK LLC	181002	Inframark Management Inv - June 26	Accounting Services	532001-51301	$1,000.00
001	06/08/26	INFRAMARK LLC	181002	Inframark Management Inv - June 26	Administrative Services	531148-51301	$375.00
001	06/08/26	INFRAMARK LLC	181002	Inframark Management Inv - June 26	ProfServ-Dissemination Agent	531012-51301	$416.66
001	06/08/26	INFRAMARK LLC	181002	Inframark Management Inv - June 26	District Manager	531150-51301	$2,166.67
001	06/08/26	INFRAMARK LLC	181002	Inframark Management Inv - June 26	Field Services	531122-51301	$1,000.00
001	06/08/26	INFRAMARK LLC	181002	Inframark Management Inv - June 26	Financial & Revenue Collections	549150-51301	$416.67
001	06/08/26	INFRAMARK LLC	181002	Inframark Management Inv - June 26	ProfServ-Recording Secretary	531036-51301	$375.00
001	06/08/26	INFRAMARK LLC	181002	Inframark Management Inv - June 26	Rentals - General	544001-51301	$50.00
001	06/08/26	INFRAMARK LLC	181002	Inframark Management Inv - June 26	ProfServ-Info Technology	531020-51301	$50.00
001	06/08/26	INFRAMARK LLC	181002	Inframark Management Inv - June 26	Website Administration	549936-51301	$200.00
						Check Total	*$6,050.00*
CHECK # 1636							
001	06/11/26	COOPER POOLS INC.	729	APRIL 2026 - Breaker Installation	R&M-Pools	546074-57217	$660.00
						Check Total	*$660.00*
CHECK # 1637							
001	06/11/26	PASCO COUNTY UTILITIES	24502741	WATER 04/06/26-05/06/26	Utility - Water	543018-53301	$4,447.43
						Check Total	*$4,447.43*

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 6/1/26 to 6/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1638							
001	06/18/26	COOPER POOLS INC.	1809	06/10/26-Pool Repair	R&M-Pools	546074-57217	$200.21
						Check Total	*$200.21*
CHECK # 1639							
001	06/18/26	COOPER POOLS INC.	1808	06/10/26 Pool Repair	R&M-Pools	546074-57217	$290.21
						Check Total	*$290.21*
CHECK # 1640							
001	06/18/26	INFRAMARK LLC	1168516	06/08/26-Men's Sink Repair	Recreation / Park Facility Maintenance	546414-57217	$275.00
						Check Total	*$275.00*
CHECK # 1641							
001	06/18/26	KUTAK ROCK LLP	3759927	Through 04/28/26-Legal Services	District Counsel	531146-51301	$3,175.00
						Check Total	*$3,175.00*
CHECK # 1642							
001	06/18/26	STEADFAST ALLIANCE	SA-23179	May 2026- Frost Damaged Plant Replacement	R&M-Other Landscape	546036-57217	$24,091.00
						Check Total	*$24,091.00*
CHECK # 1643							
001	06/18/26	STEADFAST ALLIANCE	SA-23180	May 2026-Frost Damaged Plant Replacement	R&M-Other Landscape	546036-57217	$28,816.50
						Check Total	*$28,816.50*
CHECK # 1644							
001	06/18/26	STEADFAST ALLIANCE	SA-23183	May 2026- Frost Damaged Plant Replacement	R&M-Other Landscape	546036-57217	$20,300.00
						Check Total	*$20,300.00*
CHECK # 1645							
001	06/25/26	CENTRAL PEST CONTROL	166582	June 26 - Pest Control	Miscellaneous Services	549001-57217	$67.00
						Check Total	*$67.00*
CHECK # 1646							
001	06/25/26	COOPER POOLS INC.	1833	06/22/26 - Stenner Pump Repair	R&M-Pools	546074-57217	$727.31
						Check Total	*$727.31*
CHECK # 1647							
001	06/25/26	ELI PREMIER SERVICES LLC	0096	June 26 - Janitorial Service	Clubhouse - Facility Janitorial Service	531131-57217	$700.00
						Check Total	*$700.00*
CHECK # 1648							
001	06/25/26	INFRAMARK LLC	182417	Inframark Management Inv - May 26	Postage, Phone, Faxes, Copies	541024-51301	$4.44
						Check Total	*$4.44*
CHECK # 1649							
001	06/25/26	MHD COMMUNICATIONS	41486	June 26 - Fob Replacement Order	Access Control Maintenance & Repair	546998-57217	$544.00
						Check Total	*$544.00*
CHECK # 1650							
001	06/25/26	PASCO COUNTY UTILITIES	24672847	WATER 05/06/26-06/04/26	Utility - Water	543018-53301	$1,165.75
						Check Total	*$1,165.75*
CHECK # 1651							
001	06/25/26	PASCO COUNTY UTILITIES	24672739	WATER 05/06/26-06/04/26	Utility - Water	543018-53301	$1,162.07
						Check Total	*$1,162.07*
CHECK # 1652							
001	06/25/26	STANTEC CONSULTING SERVICES, INC	2576957	Through 05/29 - DE Services	District Engineer	531147-51301	$2,277.00
						Check Total	*$2,277.00*

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 6/1/26 to 6/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1653							
001	06/30/26	HUGHES EXTERMINATORS	061926-2717	06/19/26-Termite Warranty	Misc-Contingency	549900-57217	$250.00
						Check Total	*$250.00*
CHECK # 300000							
001	06/16/26	ADP, INC	060526-2991870-ACH	June Payroll Charge	Miscellaneous Services	549001-51301	$15.20
						Check Total	*$15.20*
CHECK # 300001							
001	06/25/26	WITHLACOOCHEE RIVER ELECTRIC	061126-2246427-ACH	ELECTRIC 05/08/26-06/08/26	Electric Utility Services	543006-53100	$50.79
						Check Total	*$50.79*
CHECK # 300002							
001	06/25/26	WITHLACOOCHEE RIVER ELECTRIC	061126-2246429-ACH	JUNE ELECTRIC-PUBLIC LIGHTING	Electricity - Streetlights	543013-53100	$1,389.39
						Check Total	*$1,389.39*
CHECK # 300003							
001	06/25/26	WITHLACOOCHEE RIVER ELECTRIC	061126-2349562-ACH	ELECTRIC 05/08/26-06/08/26	Electric Utility Services	543006-53100	$692.65
						Check Total	*$692.65*
CHECK # 300004							
001	06/25/26	WITHLACOOCHEE RIVER ELECTRIC	061126-2371302-ACH	JUNE ELECTRIC PUBLIC LIGHTING	Electricity - Streetlights	543013-53100	$617.51
						Check Total	*$617.51*
						Fund Total	**$122,432.99**
						Total Checks Paid	**$122,432.99**

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS	5/24/2026	1848381052426	$193.99			TV/INTERNET/VOICE 05/24/26-06/23/26
COOPER POOLS INC.	6/1/2026	2026-1478	$1,990.00			June 26 - Pool Maintenance
INFRAMARK LLC	6/3/2026	181002	$1,000.00			Accounting Services - June 26
INFRAMARK LLC	6/3/2026	181002	$375.00			Administrative Services - June 26
INFRAMARK LLC	6/3/2026	181002	$416.66			Dissemination Services - June 26
INFRAMARK LLC	6/3/2026	181002	$2,166.67			District Management - June 26
INFRAMARK LLC	6/3/2026	181002	$1,000.00			Field Services - June 26
INFRAMARK LLC	6/3/2026	181002	$416.67			Financial / Revenue Collections - June 26
INFRAMARK LLC	6/3/2026	181002	$375.00			Recording Secretary - June 26
INFRAMARK LLC	6/3/2026	181002	$50.00			Rentals / Leases - Conference Room Rental - June 26
INFRAMARK LLC	6/3/2026	181002	$50.00			Technology / Data Storage - June 26
INFRAMARK LLC	6/3/2026	181002	$200.00	$6,050.00	$6,050.00	Website Maintenance / Admin - June 26
STEADFAST ALLIANCE	6/1/2026	SA-23906	$9,780.66			June 26 - Landscape Maintenance
Monthly Contract Subtotal			**$18,014.65**			
Variable Contract						
PASCO COUNTY UTILITIES	5/19/2026	24502935	$2,016.79			04/06 - 05/06 - Water
U.S. BANK	5/22/2026	8196978	$4,085.52			Trustee Fees 10/1/26 - 4/30/27
U.S. BANK	5/22/2026	8195353	$2,482.74		$6,568.26	TRUSTEE FEES 10/1/26 - 4/30/27
Variable Contract Subtotal			**$8,585.05**			
Regular Services						
U.S. BANK	5/22/2026	8196978	$2,918.23			Series 2022 Trustee Fees 5/1/26 - 9/30/26
U.S. BANK	5/22/2026	8195353	$1,773.39			TRUSTEE FEES 5/1/26 - 9/30/26
Regular Services Subtotal			**$4,691.62**			
Additional Services						
BAHR PLUMBING LLC	4/30/2026	10235	$175.00			APRIL 2026-Amenity Plumbing Repair
INFRAMARK LLC	5/29/2026	1168239	$500.00			05/28/26 - Fence Repairs
Additional Services Subtotal			**$675.00**			

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			**$31,966.32**			

Spectrum BUSINESS®

May 24, 2026
Invoice Number: 1848381052426
Account Number: **8337 13 001 1848381**
Security Code: **8549**
Service At: 38049 COBBLE CREEK BLVD
ZEPHYRHILLS FL 33540-7397

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

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Summary

Service from 05/24/26 through 06/23/26 details on following pages

Previous Balance	193.99
Payments Received -Thank You!	-193.99
Remaining Balance	**$0.00**
Spectrum Business™ TV	40.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	20.00
Other Charges	15.00
Taxes, Fees and Charges	8.99
Current Charges	$193.99
Total Due by 06/10/26	**$193.99**

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

Spectrum BUSINESS®

RECEIVED JUN 01 2026

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 05252026 NNNNNYNN 01 000755 0003

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

May 24, 2026
COBBLESTONE COMMUNITY
Invoice Number: 1848381052426
Account Number: 8337 13 001 1848381
Service At: 38049 COBBLE CREEK BLVD
ZEPHYRHILLS FL 33540-7397

Total Due by 06/10/26 **$193.99**
Amount you are enclosing $

Please Remit Payment To:
CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001184838100193995

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Invoice Number: 1848381052426
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 05252026 NNNNNYNN 01 000755 0003

Charge Details

Previous Balance		193.99
Check Payment-thank You	05/11	-193.99
Remaining Balance		**$0.00**

Payments received after 05/24/26 will appear on your next bill.

Service from 05/24/26 through 06/23/26

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

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

Spectrum Business™ Voice

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

Spectrum Business™ Voice Continued

Phone number (813) 355-3390

$0.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total $20.00

Other Charges

Payment Processing	10.00
Paper Bill Statement Charge	5.00
Other Charges Total	$15.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.37
Federal Universal Service Fund	1.48
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	6.10
Taxes, Fees and Charges Total	$8.99

Current Charges	**$193.99**
Total Due by 06/10/26	**$193.99**

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

Cooper Pools
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.: 2026-1478
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

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

Total **$1,990.00**

Ways to pay

View and pay

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
181002	6/3/2026
CUSTOMER ID	**NET TERMS**
C2409	Due On Receipt
PO#	**DUE DATE**
	6/3/2026

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

Services provided for the Month of: June 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.

Invoice

Steadfast Alliance

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

Date	Invoice #
6/1/2026	SA-23906

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
Zephryhills 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

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

4193 1 1
14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 24502935
Billing Date: 5/19/2026
Billing Period: 4/6/2026 to 5/6/2026

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	4/6/2026	665	5/6/2026	705	30	40
Irrig Potable	232147326	4/6/2026	3017	5/6/2026	3183	30	166

Usage History

	Water	Reclaimed
May 2026	40	166
April 2026	37	178
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

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

Transactions

Previous Bill		2,079.43
Payment 04/30/26		-2,079.43 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		11.00
Water Tier 1	5.0 Thousand Gals X $2.18	10.90
Water Tier 2	5.0 Thousand Gals X $3.47	17.35
Water Tier 3	5.0 Thousand Gals X $6.94	34.70
Water Tier 4	25.0 Thousand Gals X $9.36	234.00
Sewer		
Sewer Base Charge		23.42
Sewer Charges	40.0 Thousand Gals X $7.20	288.00
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	128.0 Thousand Gals X $9.36	1,198.08
Total Current Transactions		2,016.79
TOTAL BALANCE DUE		**$2,016.79**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

RECEIVED
MAY 22 2026
By

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

Account #	1230930
Customer #	01551298
Balance Forward	0.00
Current Transactions	2,016.79
Total Balance Due	**$2,016.79**
Due Date	**6/5/2026**

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

01551298512309304245029358000201679 3

MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8196978

000000942 02 SP 106481880371533 S

Cobblestone Community Development Distri
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8196978
Account Number:	260982000
Invoice Date:	05/22/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Cobblestone Community Development District
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (ASSESSMENT AREA ONE) SERIES 2022-1 REVENUEACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$7,003.75

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (ASSESSMENT AREA ONE) SERIES 2022-1 REVENUEACCOUNT

Invoice Number:	8196978
Account Number:	260982000
Current Due:	$7,003.75
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 260982000
Invoice # 8196978
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8196978
Invoice Date: 05/22/2026
Account Number: 260982000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS (ASSESSMENT AREA ONE) SERIES 2022-1 REVENUEACCOUNT

Accounts Included	221506000	221506001	221506002	221506003	221506004	221506005
In This Relationship:	260982000	260982001	260982002	260982003	260982004	260982005

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	$3,750.00
04111 Paying Agent / Regist / Trustee Agent	1.00	2,750.00	100.00%	$2,750.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				**$6,500.00**
Incidental Expenses 05/01/2026 to 04/30/2027	6,500.00	0.0775		$503.75
Subtotal Incidental Expenses				**$503.75**
TOTAL AMOUNT DUE				**$7,003.75**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8195353

000000692 02 SP 106481880371283 S

Cobblestone Community Development Distri
2005 Pan AM Circle
Ste 300
Tampa, FL 33607
United States

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8195353
Account Number:	226940000
Invoice Date:	05/22/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Cobblestone Community Development District
2005 Pan AM Circle
Ste 300
Tampa, FL 33607
United States

.
Cobblestone Community Development District Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

.
Cobblestone Community Development District
Special Assessment Revenue Bonds, Series 2024
(Assessment Area Three)

Invoice Number:	8195353
Account Number:	226940000
Current Due:	$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 226940000
Invoice # 8195353
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8195353
Invoice Date: 05/22/2026
Account Number: 226940000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

.
Cobblestone Community Development District
Special Assessment Revenue Bonds, Series 2024
(Assessment Area Three)

Accounts Included In This Relationship: 226940000 226940001 226940002 226940003 226940004 226940005

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	$3,950.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				**$3,950.00**
Incidental Expenses 05/01/2026 to 04/30/2027	3,950.00	0.0775		$306.13
Subtotal Incidental Expenses				**$306.13**
TOTAL AMOUNT DUE				**$4,256.13**

INVOICE	#10235
SERVICE DATE	Apr 30, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Apr 30, 2026
AMOUNT DUE	**$175.00**

Bahr Plumbing

Cobblestone
3212 Gall Blvd
Zephyrhills, FL 33541

(813) 244-0459
Bryan.radcliff@inframark.com

CONTACT US

5729 Gall Blvd
Zephyrhills, FL 33542

(813) 782-2524
office@bahr.plumbing

Service completed by: Jeremiah O'Farrell

INVOICE

Services	qty
Repair and recertificy RP	1.0

Customer reported RP spitting or dumping. Arrived on site and tested RP. Nothing was leaking when first arriving on site. Check valve 2 failed testing. Opened and flushed both check valves and flipped gasket on check valve 1. Found orange residue on gaskets and inside RP. Check valve 1 gasket had signs of wear. Retested Assembly and everything passed. Believe dumping or spitting of RP was due to drops in supply pressure from other work in community on main water or irrigation lines.

Subtotal	$175.00
Total Tax	$0.00
Florida Sales Tax (7%)	$0.00
Job Total	**$175.00**
Amount Due	**$175.00**

Thank you for choosing Bahr Plumbing!

See our Terms & Conditions (https://pro.housecallpro.com/BahrPlumbing/353984/terms)

INFRAMARK

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

Client ID Number	

Invoice Number	1168239
Invoice Date	5/29/2026
Due Date	6/28/2026

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

Tampa, Fl 33607-6008

Service Description	Total
Maintenance Services	$500.00

Subtotal	$500.00
Sales Tax	$0.00
Total	$500.00

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.

INFRAMARK, LLC

29 May 2026 08:32:19AM CST

DISTRICT : COBBLESTONE CDD

Go Green! Think before you print.

INVOICE NO. 1168239 - DETAIL

INVOICE DATE: 5/29/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	5/28/2026	4571743	CBLCDD District Area	General Maintenance; Repair of one large fence section and one smaller fence section using materials already available onsite.	$0.00	$0.00	$500.00	$0.00	$500.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$500.00**	**$0.00**	**$500.00**	
				BWO Total	**$0.00**	**$0.00**	**$500.00**	**$0.00**	**$500.00**	
				Invoice Total	**$0.00**	**$0.00**	**$500.00**	**$0.00**	**$500.00**	

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ADP, INC	6/5/2026	060526-2991870-ACH	$15.20			JUNE PAYROLL CHARGE
CENTRAL PEST CONTROL	6/18/2026	166582	$67.00			June 26 - Pest Control
ELI PREMIER SERVICES LLC	6/19/2026	0096	$700.00			June 26 - Janitorial Service
REDWIRE,LLC	6/25/2026	651800	$565.00			July 26 - Access
STEADFAST ALLIANCE	7/1/2026	SA-25140	$9,780.66			July 26 - Landscape Service
Monthly Contract Subtotal			**$11,127.86**			
Variable Contract						
KUTAK ROCK LLP	6/8/2026	3759927	$3,175.00			Through 04/28/26-Legal Services
PASCO COUNTY UTILITIES	5/19/2026	24502741	$4,447.43			WATER 04/06/26-05/06/26
STANTEC CONSULTING SERVICES, INC	6/16/2026	2576957	$2,277.00			Through 05/29 - DE Services
Variable Contract Subtotal			**$9,899.43**			
Utilities						
PASCO COUNTY UTILITIES	6/18/2026	24672847	$1,165.75			WATER 05/06/26-06/04/26
PASCO COUNTY UTILITIES	6/18/2026	24672739	$1,162.07		$2,327.82	WATER 05/06/26-06/04/26
WITHLACOOCHEE RIVER ELECTRIC	6/11/2026	061126-2246427-ACH	$50.79			ELECTRIC 05/08/26-06/08/26
WITHLACOOCHEE RIVER ELECTRIC	6/11/2026	061126-2246429-ACH	$1,389.39			JUNE ELECTRIC-PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC	6/11/2026	061126-2349562-ACH	$692.65			ELECTRIC 05/08/26-06/08/26
WITHLACOOCHEE RIVER ELECTRIC	6/11/2026	061126-2371302-ACH	$617.51		$2,750.34	JUNE ELECTRIC PUBLIC LIGHTING
Utilities Subtotal			**$5,078.16**			
Regular Services						
INFRAMARK LLC	6/22/2026	182417	$4.44			Inframark Management Inv - May 26
Regular Services Subtotal			**$4.44**			
Additional Services						
COOPER POOLS INC.	6/10/2026	1809	$200.21			06/10/26-Pool Repair

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
COOPER POOLS INC.	6/10/2026	1808	$290.21			06/10/26-Pool Repair
COOPER POOLS INC.	6/22/2026	1833	$727.31		$1,217.73	06/22/26 - Stenner Pump Repair
HUGHES EXTERMINATORS	6/19/2026	061926-2717	$250.00			06/19/26-Termite Warranty
INFRAMARK LLC	6/11/2026	1168516	$275.00			06/08/26-Men's sink repair
MHD COMMUNICATIONS	6/16/2026	41486	$544.00			June 26 - Fob Replacement Order
STEADFAST ALLIANCE	5/1/2026	SA-23179	$24,091.00			May 2026 Frost Damaged Plant Replacement
STEADFAST ALLIANCE	5/1/2026	SA-23180	$28,816.50			May 2026-Frost Damaged Plant Replacement
STEADFAST ALLIANCE	5/1/2026	SA-23183	$20,300.00		$73,207.50	May 2026- Frost Damaged Plant Replacement
Additional Services Subtotal			**$75,494.23**			
TOTAL			**$101,604.12**			

Always Designing for People®

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

ADVICE OF DEBIT

Client Name	:	INFRAMARK, LLC
Client Number	:	2991870
Advice of Debit Number	:	722973567
Advice of Debit Date	:	06/05/2026
Advice of Debit Due Date	:	06/12/2026
Total Debited This Invoice	:	$15.20

0006272 01 MB 0.672 01 TR 00026 R2BDDC11 000000

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

RECEIVED
JUN 15 2026
By

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: 05/27/2026					
Workforce Now Payroll Solution Bundle Includes: Enhanced Payroll	2	$2.60 each		$5.20	
Delivery	1	$10.00 each		$10.00	

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

Total Debited **$15.20**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.
This amount will be processed for debit from your account # XXXXXX9008 on 06/12/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

S 006272 R2BDDC11 007265 E

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

Invoice

3212 Gall Boulevard

INVOICE NO. **166582**

ACCOUNT NUMBER **17140**

INVOICE DATE **06/18/2026**

LICENSE **JB172341**

Cobblestone Poolhouse
3212 Gall Boulevard
Zephyrhills, FL 33541

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**

INVOICE

Amenity Cleaning Services

Ēli Premier Services LLC
P.O. Box 18
Zephyrhills, Florida 33539
United States

Mobile: 813-415-1678

BILL TO
Cobblestone CDD c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

inframarkcms@payableslockbox.com

Invoice Number:	0096
Invoice Date:	June 19, 2026
Payment Due:	July 1, 2026
Amount Due (USD):	**$700.00**

Items	Quantity	Price	Amount
Amenity cleaning service	1	$700.00	$700.00

Total:	$700.00
Amount Due (USD):	**$700.00**

Notes / Terms
June cleaning service

Powered by wave

redwire

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

Invoice

Invoice Number	Date
651800	**06/25/2026**
Customer Number	Terms
W4C5595	**Net 30**

Total Due:*$565.00*

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

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

Click Here To Pay Online!
Registration Code: 4568FB

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

Customer Number	PO Number	Invoice Date	Terms
W4C5595		06/25/2026	Net 30

Description	Quantity	Rate	Amount
Cobblestone CDD - 2926 Ivory Bluff Ct., Zephyrhills, FL			
CS Access Control Management and Maintenance 07/01/2026 - 07/31/2026	1.00	$80.00	$80.00
CCTV Maintenance 07/01/2026 - 07/31/2026	1.00	$85.00	$85.00
Video Verification Monitoring 07/01/2026 - 07/31/2026	1.00	$400.00	$400.00
Subtotal:			**$565.00**
Tax			$0.00
Payments/Credits Applied			$0.00

Date	Invoice #	Description	Amount	Balance Due
6/25/2026	651800	Recurring Services	$565.00	**$565.00**

TERMS - NET 30 DAYS. A FINANCE CHARGE OF 1.5% OR 18% ANNUAL PERCENTAGE RATE will be charged on Past Due Accounts.

Invoice

Steadfast Alliance

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

Date	Invoice #
7/1/2026	SA-25140

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
Zephryhills 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

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3759927
Client Matter No. 65523-1
Notification Email: eftgroup@kutakrock.com

June 8, 2026

Cobblestone CDD
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 3759927
65523-1

Re: General Counsel

For Professional Legal Services Rendered

04/04/26	J. Earlywine	0.70	262.50	Analyze Pasco County ordinance; prepare parking enforcement rule and resolution; email regarding same
04/05/26	K. Ibarra	0.20	45.00	Review current parking and towing policies and executed stormwater facility agreement
04/06/26	J. Brown	0.20	90.00	Review correspondence concerning pond draw down and associated damage
04/06/26	J. Earlywine	0.80	300.00	Conference call regarding parking rules, event use agreement, etc.; revise rules and resolutions; email regarding next steps
04/07/26	K. Mood	1.80	576.00	Draft license agreement for Homeowners Association special events; draft traffic enforcement agreement with Pasco County
04/08/26	J. Earlywine	0.60	225.00	Confer with Waag regarding KB Home proposal; follow-up; email regarding signage
04/10/26	J. Earlywine	0.50	187.50	Conference call regarding erosion item; follow-up

04/13/26	J. Earlywine	0.30	112.50	Confer with Engineer regarding lake bank estimate
04/13/26	J. Earlywine	0.20	75.00	Prepare qualified depository resolution; email regarding same
04/14/26	J. Earlywine	0.70	262.50	Conference call regarding engineering estimate; follow-up email to KB Home counsel
04/15/26	J. Earlywine	0.20	75.00	Confer with Board Supervisor regarding open items
04/15/26	J. Earlywine	0.50	187.50	Conference call regarding erosion issue; follow-up email regarding same
04/17/26	J. Earlywine	0.30	112.50	Email regarding erosion item; follow-up
04/20/26	K. Mood	0.20	64.00	Remove watermark from draft traffic enforcement agreement and transmit for inclusion on agenda
04/22/26	J. Earlywine	1.30	487.50	Prepare for and attend Board meeting; follow-up; email regarding settlement item
04/27/26	J. Earlywine	0.20	75.00	Email regarding towing item
04/28/26	J. Earlywine	0.10	37.50	Email regarding settlement offer

TOTAL HOURS	8.80	
TOTAL FOR SERVICES RENDERED		$3,175.00
TOTAL CURRENT AMOUNT DUE		$3,175.00

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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

4065 1 1
14-92910

COBBLESTONE CDD

Service Address: **3061 COBBLE CREEK BOULEVARD**
Bill Number: 24502741
Billing Date: 5/19/2026
Billing Period: 4/6/2026 to 5/6/2026

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

Account #	Customer #
1217610	01400688

Please use the 15-digit number below when making a payment through your bank

121761001400688

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	200753358	4/6/2026	4391	5/6/2026	4920	30	529

Usage History

	Irrigation
May 2026	529
April 2026	219
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

Transactions

Previous Bill		1,545.83
Payment 04/30/26		-1,545.83 CR
Balance Forward		0.00
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	409.0 Thousand Gals X $9.36	3,828.24
Total Current Transactions		4,447.43
TOTAL BALANCE DUE		**$4,447.43**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

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Account #	1217610
Customer #	01400688
Balance Forward	0.00
Current Transactions	4,447.43
Total Balance Due	**$4,447.43**
Due Date	**6/5/2026**

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

01400688712176108245027415000444732

Stantec

INVOICE

Invoice Number	2576957
Invoice Date	June 16, 2026
Purchase Order	238202132
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

Project **Cobblestone CDD**

Project Manager	Waag, Tyson	Contract Upset	45,892.00
Current Invoice Total (USD)	2,277.00	Contract Billed to Date	51,314.25
		For Period Ending	**May 29, 2026**

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

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

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 10	Waag, R Tyson (Tyson)	11.50	198.00	2,277.00
	Subtotal Professional Services	11.50		2,277.00

Top Task Subtotal	2026 FY General Consulting Services	2,277.00
	Total Fees & Disbursements	2,277.00
	INVOICE TOTAL (USD)	**2,277.00**

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

Please contact Adam Fowler if you have any questions concerning this invoice.
E-mail: Adam.Fowler@Stantec.com
** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **
Thank you.

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-05-04	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MONTHLY FINANCIAL REVIEW	
2026-05-07	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CALL WITH DM, CHAIR, AND DC REGARDING KB HOMES OFFER.	
2026-05-08	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	INVOICE REVIEW AND TEAM COORDINATION.	
2026-05-15	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CALL WITH VENDOR. CORRESPONDENCE WITH BOARD, DC, AND DM. REVIEW PROPOSAL AND SEND DM	
2026-05-18	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	STAFF MEETING TO DISCUSS POND 3	
2026-05-19	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	3.00	198.00	594.00	SITE VISIT TO VIEW CURRENT POND 3 WITH PASCO COUNTY ROADWAY CONSTRUCTION.	
2026-05-20	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	198.00	396.00	REVIEW FIELD PHOTOS AND NOTES. CREATE POND 3 EXHIBIT. PROVIDE A RESPONSE TO BOARD AND DM.	
2026-05-21	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	CALL WITH BOARD AND DM. CREATE POND 3 PHOTO EXHIBIT FOR MEETING AGENDA. PROVIDE DOCUMENTS TO DM AND RESPOND TO BOARD.	
2026-05-26	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CORRESPONDENCE WITH DM AND PROVIDE POND 3 FIELD NOTES DOCUMENT. REVIEW DRAINAGE PLAN AND PROVIDE INFORMATION TO BOARD REGARDING POND 3 FES AND FUTURE USE.	
2026-05-27	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE (TEAMS)	
				Total subTask 2026	**11.50**		**$2,277.00**		
				Total Top Task 2026	**11.50**		**$2,277.00**		
			Total Project 238202132		**11.50**		**$2,277.00**		

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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

4204 1 1
14-92910

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **38049 COBBLE CREEK BOULEVARD**

Bill Number: 24672847
Billing Date: 6/18/2026
Billing Period: 5/6/2026 to 6/4/2026

Account #	Customer #
1230930	01551298

Please use the 15-digit number below when making a payment through your bank

123093001551298

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	240603387	5/6/2026	705	6/4/2026	723	29	18
Irrig Potable	232147326	5/6/2026	3183	6/4/2026	3297	29	114

Usage History

	Water	Reclaimed
June 2026	18	114
May 2026	40	166
April 2026	37	178
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

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Transactions

Previous Bill		2,016.79
Payment 06/10/26		-2,016.79 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		11.00
Water Tier 1	5.0 Thousand Gals X $2.18	10.90
Water Tier 2	5.0 Thousand Gals X $3.47	17.35
Water Tier 3	5.0 Thousand Gals X $6.94	34.70
Water Tier 4	3.0 Thousand Gals X $9.36	28.08
Sewer		
Sewer Base Charge		23.42
Sewer Charges	18.0 Thousand Gals X $7.20	129.60
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	76.0 Thousand Gals X $9.36	711.36
Total Current Transactions		1,165.75
TOTAL BALANCE DUE		**$1,165.75**

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JUN 29 2026

Account #	1230930
Customer #	01551298
Balance Forward	0.00
Current Transactions	1,165.75
Total Balance Due	**$1,165.75**
Due Date	**7/6/2026**

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

01551298512309304246728476000116 5753

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

4070 1 1
14-92910

COBBLESTONE CDD
Service Address: **3061 COBBLE CREEK BOULEVARD**
Bill Number: 24672739
Billing Date: 6/18/2026
Billing Period: 5/6/2026 to 6/4/2026

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	5/6/2026	4920	6/4/2026	5098	29	178

Usage History

	Irrigation
June 2026	178
May 2026	529
April 2026	219
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

Transactions

Previous Bill		4,447.43
Past Due		4,447.43
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	58.0 Thousand Gals X $9.36	542.88
Total Current Transactions		1,162.07
TOTAL BALANCE DUE		**$5,609.50**

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

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

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Account #	1217610
Customer #	01400688
Past Due	4,447.43
Current Transactions	1,162.07
Total Balance Due	**$5,609.50**
Due Date	**7/6/2026**

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

01400688712176108246727398000560950 9

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date	**06/11/2026**
Amount Due	**50.79**
Current Charges Due	**07/08/2026**

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 Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/08	4429	06/08	4525				96

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	31	3
May 2026	29	3
Jun 2025	32	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		49.93
Payment	49.93CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 96 KWH @ 0.06090	5.85	
Fuel Adjustment 96 KWH @ 0.04700	4.51	
FL Gross Receipts Tax	1.27	
Total Current Charges		50.79
Total Due E.F.T.		50.79

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.

DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Use above space for address change ONLY.

Bill Date: 06/11/2026

RECEIVED JUN 16 2026 By

District: OP08

26 9 - 8013

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

Electronic Funds Transfer on or after	06/26/2026
TOTAL CHARGES DUE	50.79
DO NOT PAY	

00022464270000050790000050790 9

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date **06/11/2026**
Amount Due **1,389.39**
Current Charges Due **07/08/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day

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

2 0 1 4 2 0 1 9

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

Previous Balance		1,381.12
Payment		1,381.12CR
Balance Forward		0.00
Light Energy Charge	27.54	
Light Support Charge	61.02	
Light Maintenance Charge	407.70	
Light Fixture Charge	501.12	
Light Fuel Adj 2,484 KWH @ 0.04700	116.75	
Poles(QTY 54)	270.00	
FL Gross Receipts Tax	5.26	
Total Current Charges		1,389.39
Total Due E.F.T.		1,389.39

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

DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 06/11/2026

Use above space for address change ONLY.

District: OP08

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

Electronic Funds Transfer on or after	**06/26/2026**
TOTAL CHARGES DUE	**1,389.39**
DO NOT PAY	

00022464290001389390001389390 1

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date	**06/11/2026**
Amount Due	**692.65**
Current Charges Due	**07/08/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/08	17140	06/08	23036				5896

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	31	190
May 2026	29	146
Jun 2025	32	150

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		494.83
Payment	494.83CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 5,896 KWH @ 0.06090	359.07	
Fuel Adjustment 5,896 KWH @ 0.04700	277.11	
FL Gross Receipts Tax	17.31	
Total Current Charges		692.65
Total Due E.F.T.		692.65

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.

DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 06/11/2026

Use above space for address change ONLY.

District: OP08

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

Electronic Funds Transfer on or after	**06/26/2026**
TOTAL CHARGES DUE	**692.65**
DO NOT PAY	

00023495620000692650000692650 3

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date **06/11/2026**
Amount Due **617.51**
Current Charges Due **07/08/2026**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day

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

2 0 1 4 2 0 1 9

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

Previous Balance		613.83
Payment	613.83CR	
Balance Forward		0.00
Light Energy Charge	12.24	
Light Support Charge	27.12	
Light Maintenance Charge	181.20	
Light Fixture Charge	222.72	
Light Fuel Adj 1,104 KWH @ 0.04700	51.89	
Poles(QTY 24)	120.00	
FL Gross Receipts Tax	2.34	
Total Current Charges		617.51
Total Due E.F.T.		617.51

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

DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 06/11/2026

Use above space for address change ONLY.

District: OP08

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

Electronic Funds Transfer on or after	06/26/2026
TOTAL CHARGES DUE	617.51
DO NOT PAY	

00023713020000617510000617510 8

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
182417	6/22/2026
CUSTOMER ID	**NET TERMS**
C2409	Due On Receipt
PO#	**DUE DATE**
	6/22/2026

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

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	6	Ea	0.74		4.44
Subtotal					**4.44**

Subtotal	$4.44
Tax	$0.00
Total Due	$4.44

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.

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1809
Invoice Date: 6/10/2026
Due Date: 7/10/2026

Bill To: Cobblestone
Cobblestone2005 Pan Am Circle Suite 300
Tampa, FL 33607

LOCATION: 38049 Cobble Creek Blvd, Zephyrhills

Item	Description	Qty	Rate	Amount
6" Slide Valve Repair Kit	6" Slide Valve Repair Kit	1.00	$136.99	$136.99
Gas Shock 60lb	Gas Shock 60lb	1.00	$63.22	$63.22

Subtotal: $200.21
Tax: $0.00
Total: $200.21
Amount Due: $200.21

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1808
Invoice Date: 6/10/2026
Due Date: 7/10/2026

Bill To: Cobblestone
Cobblestone2005 Pan Am Circle Suite 300
Tampa, FL 33607

LOCATION: 38049 Cobble Creek Blvd, Zephyrhills

Item	Description	Qty	Rate	Amount
6" Slide Valve Repair Kit	6" Slide Valve Repair Kit	1.00	$136.99	$136.99
Gas Shock 60lb	Gas Shock 60lb	1.00	$63.22	$63.22
Installation / Labor	Installation / Labor	0.50	$180.00	$90.00

Subtotal: $290.21
Tax: $0.00
Total: $290.21
Amount Due: $290.21

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1833
Invoice Date: 6/22/2026
Due Date: 7/22/2026

Bill To: Cobblestone
Cobblestone2005 Pan Am Circle Suite 300
Tampa, FL 33607

LOCATION: 38049 Cobble Creek Blvd, Zephyrhills

Item	Description	Qty	Rate	Amount
Stenner 45M5 Pump Adjustable, 25 psi, 1/30 hp, Polycarbonate	25PSI 50GPD - 220V 60HZ - ADJ - 1/4" BLACK	1.00	$727.31	$727.31

Subtotal: $727.31
Tax: $0.00
Total: $727.31
Amount Due: $727.31

HUGHES EXTERMINATORS
Beyond The Call.

Dade City Office 352-567-2395
PO Box 1597
Dade City, FL 33526-1597
www.hughes-exterminators.com

IS YOUR HOME PROTECTED FROM TERMITES?

Termites cause billions of dollars in damage every year. It's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Hughes, the #1 provider of Sentricon in the world. CALL TODAY! 877-GO-HUGHES.

It's not just termite control. It's Hughes Exterminators termite control.

Customer Number: 2972717 **Statement Date:** 06/19/26 **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address:	38049 Cobble Creek Blvd, Zephyrhills, FL 33540-7397				
01/01/26	65137953	Termite Guarantee/Coverage	$250.00	$0.00	$250.00

RECEIVED
JUN 23 2026

Current: $0.00 **Past Due:** $250.00 **Total Amount Due:** $250.00

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA22359F

HUGHES EXTERMINATORS
Beyond The Call.

PO Box 1597 • Dade City, FL 33526-1597

You can pay your bill online at www.hughes-exterminators.com

********AUTO**ALL FOR AADC 335

COBBLESTONE CCD 4
2005 PAN AM CIR STE 300 680
TAMPA FL 33607-6008

Please check Invoice(s) paid below.					
	Invoice #	Amount		Invoice #	Amount
☐	65137953	$250.00	☐		
☐			☐		
☐			☐		
☐			☐		
☐			☐		
☐			☐		

If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:
HUGHES EXTERMINATORS
PO BOX 1597
DADE CITY FL 33526-1597

Statement Date: 06/19/26
Customer Number: 2972717

Balance Forward: $250.00
Amount: _____

Amount Due: $250.00
Check # _____

INFRAMARK

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

Client ID Number	

Invoice Number	**1168516**
Invoice Date	**6/11/2026**
Due Date	**7/11/2026**

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

Tampa, Fl 33607-6008

Service Description	Total
Maintenance Services	**$275.00**

Subtotal	**$275.00**
Sales Tax	**$0.00**
Total	**$275.00**

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.

INFRAMARK, LLC

11 Jun 2026 07:38:18AM CST

DISTRICT : COBBLESTONE CDD

Go Green! Think before you print.

INVOICE NO. 1168516 - DETAIL

INVOICE DATE: 6/11/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	6/8/2026	4582874	CBLCDD District Area	General Maintenance; Men's restroom sink was repaired	$0.00	$0.00	$275.00	$0.00	$275.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$275.00**	**$0.00**	**$275.00**	
				BWO Total	**$0.00**	**$0.00**	**$275.00**	**$0.00**	**$275.00**	
				Invoice Total	**$0.00**	**$0.00**	**$275.00**	**$0.00**	**$275.00**	

MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
06/16/2026	41486
Account	
Inframark	

Bill To:
Inframark Attn: Accounts Payable 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Ship To
Inframark Attn: Bryan Radcliff 3212 Gall Blvd Zephryhills, FL 33541 United States

Terms	Due Date	PO Number	Reference	
NET15	07/01/2026	bryan.radcliff@inframark.		

Service Request Number	860321
Summary	Additional fobs for Cobblestone CDD
Billing Method	Actual Rates
Detail	Wed 6/3/2026/8:38 AM UTC-04/ Ashley Raulerson- Scope of Work: MHD to procure and drop-ship 100 fobs to Inframark 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 Qty. is based on orders in packs of 25
Resolution	
Company Name	Inframark
Contact Name	Bryan Radcliff

Products & Other Charges	Quantity	Price	Amount
Billable Products & Other Charges			
KT-AWID-G-0: AWID Keytag - Proximity Tag - 1" x 1" Length - Gray, Off White - ABS Plastic - 25 Pack	4.00	$136.00	$544.00
		Total Products & Other Charges:	**$544.00**

Approved Quote #7063

We appreciate your business!
MHD Communications accepts checks and all major credit cards.

A late payment charge of 5% per month will be applied to all unpaid balances.

Invoice Subtotal:	$544.00
Sales Tax:	$0.00
Invoice Total:	**$544.00**
Payments:	$0.00
Credits:	$0.00
Balance Due:	**$544.00**

Invoice

Steadfast Alliance

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

Date	Invoice #
5/1/2026	SA-23179

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
Zephryhills FL 33540
Attn Bryan Radcliff

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191.3 Cobblestone CDD ENH 3914

Quantity	Description	Rate	Serviced Date	Amount
	This proposal is to remove and replace frost damaged plant material with a new landscape design featuring more cold hardy plant material at the Amenity Center. Price includes materials, labor, and dump fees. Scope of Work: Remove and replace frost damaged plant material with plant material listed below per landscape design featured in provided rendering Add/Adjust irrigation as needed for new plant material and sod Spread Pine Bark Mini Nugget mulch when finished		4/30/2026	
7	Palm - Sabal - Regenerated - Field Grown - 10'-20'	950.00		6,650.00
2	Magnolia - Little Gem - 45 Gallon	650.00		1,300.00
2	Magnolia - Little Gem - 30 Gallon	350.00		700.00
5	Viburnum - Walter's - 15 Gallon	110.00		550.00
23	Loropetalum - 7 Gallon	45.00		1,035.00
30	Viburnum - Suspensum - 7 Gallon	45.00		1,350.00
133	Ligustrum - Sunshine - 7 Gallon	45.00		5,985.00
194	Agapanthus - Blue & White Mix - 3 Gallon	16.50		3,201.00
2	St. Augustine Sod - Per Pallet	810.00		1,620.00
15	Pine Bark Mini Nugget Mulch - Per Cubic Yard	60.00		900.00
1	Irrigation - Add/Adjust as needed	800.00		800.00

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	$24,091.00
Payments/Credits	$0.00
Balance Due	$24,091.00

Invoice

Steadfast Alliance

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

Date	Invoice #
5/1/2026	SA-23180

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
Zephryhills FL 33540
Attn Bryan Radcliff

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191.4 Cobblestone CDD ENH 3915

Quantity	Description	Rate	Serviced Date	Amount
	This proposal is to remove and replace frost damaged plant material with a new landscape design featuring more cold hardy plant material throughout the main entrance. Price includes materials, labor, and dump fees. Scope of Work: Remove and replace frost damaged plant material with plant material listed below per landscape design featured in provided rendering Add/Adjust irrigation as needed for new plant material and sod Spread Pine Bark Mini Nugget mulch when finished		4/30/2026	
60	Viburnum - Suspensum - 15 Gallon	110.00		6,600.00
61	Loropetalum - 7 Gallon	45.00		2,745.00
95	Ligustrum - Jack Frost - 7 Gallon	45.00		4,275.00
60	Ligustrum - Sunshine - 7 Gallon	45.00		2,700.00
60	Bottlebrush - Little John - 3 Gallon	16.50		990.00
141	Blue Daze - 3 Gallon	16.50		2,326.50
810	St. Augustine Sod - Per Pallet	8.00		6,480.00
20	Pine Bark Mini Nugget Mulch - Per Cubic Yard	60.00		1,200.00
1	Irrigation - Add/Adjust as needed *Includes retrofit of center island drip zone to overhead spray zone for new sod	1,500.00		1,500.00

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

Total	$28,816.50
Payments/Credits	$0.00
Balance Due	$28,816.50

Invoice

Steadfast Alliance

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

Date	Invoice #
5/1/2026	SA-23183

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
Zephryhills FL 33540
Attn Bryan Radcliff

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1191.5 Cobblestone CDD ENH 3916

Quantity	Description	Rate	Serviced Date	Amount
	This invoice is for the removal and replacement of frost damaged plant material matching the more cold hardy plant material in the existing landscape along US301 frontage fence lines. Price includes materials, labor, and dump fees. Scope of Work: Remove and replace frost damaged plant material with plant material listed below Add/Adjust irrigation as needed for new plant material Spread Pine Bark mulch in planting areas only when finished *Plant choices below replaces sub-subtropical plant materials. I.e. Duranta and Perennial Peanut groundcover		4/30/2026	
100	Palm - Coontie - 7 Gallon	45.00		4,500.00
300	Vibunrum - Walter's - 7 Gallon	45.00		13,500.00
30	Pine Bark Mini Nugget Mulch - Per Cubic Yard	60.00		1,800.00
1	Irrigation - Add/Adjust as needed	500.00		500.00

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

Total	$20,300.00
Payments/Credits	$0.00
Balance Due	$20,300.00

New Email

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- Sent Items
- Drafts
- Deleted Items 2100

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Groups

Estancia at Wiregrass

Steadfast Irrigation Dept

Steadfast Maintenance S...
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- CASCADES
- COBBLESTONE
- Compass Pointe
- Concord Station
- Conversation History
  - Abbott Sqaure
  - BALLANTRAE CDD
  - Connerton
  - Cypress Ranch
  - HERNANDO OAKS
  - SHP
    - Bristol Wood
    - Completed
    - Completed Work Orders
    - Forest Garden
    - Houses for Inspection
    - Lily Pond
    - Manors
    - OPEN W/O

Steadfast Maintenanc... By Date

Older

Artrice Williams 11/7/2025
field investigation pasco co ...
CAUTION: This email

Bryan Radcliff 11/6/2025
Re: Cobblestone- Pond 4 IR...
CAUTION: This email

Mark Roscoe 11/6/2025
RE: Cobblestone- Pond 4 IR...
CAUTION: This email

Jason Combee 11/6/2025
Re: Cobblestone November ...
Paul, We will get the ant

Chris Wallen 9/11/2025
FW: Cobblestone CDD: Sept...
Fyi

Currently displaying all messages newer than 12 months.

field investigation pasco co acc1217610

AW

Artrice Williams <arwilliams@pascocountyfl.net>
To Yovani Cordero

Reply Reply All Forward

Fri 11/7/2025 4:39 PM

This message was sent with High importance.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon

We are reaching out to you to advise you of the field investigation on your account 3061 COBBLECREEK BLVD

appears we have serviced the meter we were unable to locate any signs of leaks or malfunctions or spinning also meter was read reading was 3643

Please call us at 813-235-6012 to further review your account.

Our hours are from Monday-Friday 8:30am-4:00pm

Thank you,

PASCO COUNTY FLORIDA
OPEN SPACES. FRIENDLY PLACES.

TOP WORK PLACES 2021 USA

Artrice Williams
Customer Service Specialist III
Utilities CI&S
Pasco County
P 813-235-6012
Pasco County Utilities Administration Building
19420 Central Boulevard
Land O Lakes, FL 34637
arwilliams@pascocountyfl.net

Outlook

Re: Cobblestone-Amenity Center PCU#04-157.04

From Yovani Cordero <ycordero@steadfastalliance.com>
To Tatiana Pagan <tpagan@mihomes.com>

That I'm not sure. I according to what Denise pulled up on her end, I would assume that that information would've have been noted on the account but I'm not sure. That may be a question for her.

Yovani "YoYo" Cordero | Irrigation Manager
Maintenance Division
Steadfast Contractors Alliance
Office: (844) 347-0702 | Cell: (352) 247-9896
30435 Commerce Drive, Unit 102 | San Antonio, Fl | 33576
ycordero@SteadfastAlliance.com | www.SteadfastAlliance.com

From: Tatiana Pagan <tpagan@mihomes.com>
Sent: Wednesday, April 30, 2025 11:53:16 AM
To: Yovani Cordero <ycordero@steadfastalliance.com>
Subject: Re: Cobblestone-Amenity Center PCU#04-157.04

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Since our current water line is portable water, wouldn't we, need a price increase to the portable water line?

Tatiana Pagan
Community Manager

M/I Homes of Tampa, LLC
4211 West Boy Scout Blvd | 300 | Tampa, FL | 33607
www.mihomes.com/Tampa

Office: (813) 393-5791
tpagan@mihomes.com

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From: Yovani Cordero <ycordero@steadfastalliance.com>
Sent: Wednesday, April 30, 2025 10:36 AM
To: Tatiana Pagan <tpagan@mihomes.com>
Subject: FW: Cobblestone-Amenity Center PCU#04-157.04

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Tatiana,

Here is the information for the 2” meter upgrade.

Yovani “YoYo” Cordero | Irrigation Manager
Maintenance Division
Steadfast Alliance
Office: (844) 347-0702 | Cell: (352) 247-9896
30435 Commerce Drive, Unit 102 | San Antonio, Fl | 33576
ycordero@SteadfastAlliance.com | www.SteadfastAlliance.com

From: Denise S. Dillingham <ddillingham@pascocountyfl.net>
Sent: Tuesday, April 29, 2025 2:19 PM
To: Yovani Cordero <ycordero@steadfastalliance.com>; Chris Wallen <cwallen@steadfastalliance.com>
Cc: Brent Ruiz <bruiz@pascocountyfl.net>; Bradley D. Surrency <bsurrency@pascocountyfl.net>; Mark Guttman <mguttman@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>; Denise S. Dillingham <ddillingham@pascocountyfl.net>
Subject: RE: Cobblestone-Amenity Center PCU#04-157.04

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Yovani,

The 1” reclaim meter paid on your Letter of Commitment (LOC) was $875.00 for deposit and install.

To upgrade to a 2” reclaim meter the total fee will be $1,756.00 for deposit and install. Which basically would be an additional $881.00 you would pay for the upgrade, we of course would credit the $875.00 already paid on the LOC towards the 2” meter. .

Let me know if you want me to process the upgrade.

Sincerely,

Denise Dillingham
Utilities Permitting Specialist
Engineering and Contract Management
Pasco County
813-235-6189 x 6950
19420 Central Blvd
Land O’ Lakes, FL 34637-7006
ddillingham@pascocountyfl.net
www.pascocountyfl.net

“Serving our community to create a better future.”

From: Yovani Cordero <ycordero@steadfastalliance.com>
Sent: Tuesday, April 29, 2025 12:08 PM
To: Denise S. Dillingham <ddillingham@pascocountyfl.net>; Chris Wallen <cwallen@steadfastalliance.com>
Cc: Brent Ruiz <bruiz@pascocountyfl.net>; Bradley D. Surrency <bsurrency@pascocountyfl.net>; Mark Guttman <mguttman@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>
Subject: Re: Cobblestone-meter info

It’s the amenity center

Yovani “YoYo” Cordero | Irrigation Manager
Maintenance Division

Steadfast Contractors Alliance
Office: (844) 347-0702 | Cell: (352) 247-9896
30435 Commerce Drive, Unit 102 | San Antonio, Fl | 33576
ycordero@SteadfastAlliance.com | www.SteadfastAlliance.com

From: Denise S. Dillingham <ddillingham@pascocountyfl.net>
Sent: Tuesday, April 29, 2025 11:27:10 AM
To: Yovani Cordero <ycordero@steadfastalliance.com>; Chris Wallen <cwallen@steadfastalliance.com>
Cc: Brent Ruiz <bruiz@pascocountyfl.net>; Bradley D. Surrency <bsurrency@pascocountyfl.net>; Mark Guttman <mguttman@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>
Subject: RE: Cobblestone-meter info

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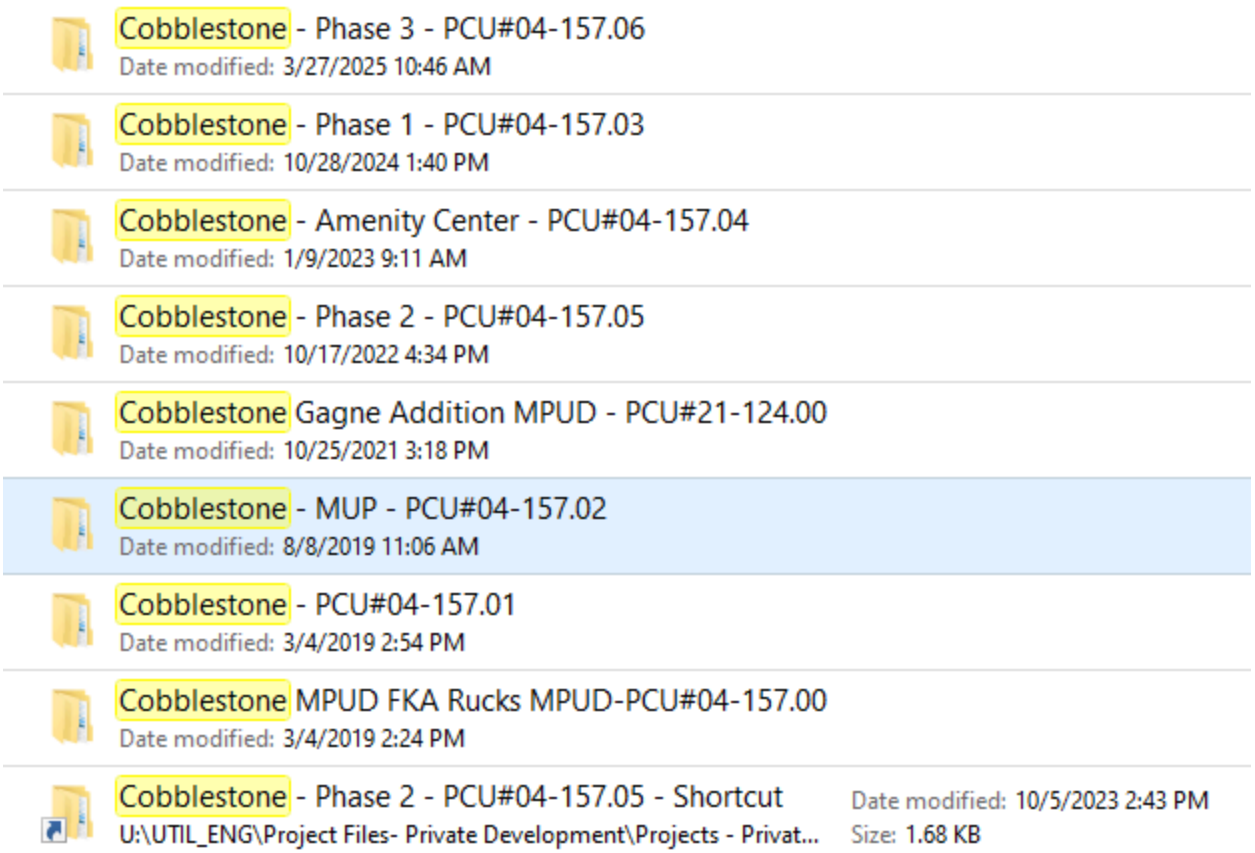
These are the files we have on Cobblestone. Let me know which one it is. Thanks.



Sincerely,

Denise Dillingham
Utilities Permitting Specialist
Engineering and Contract Management
Pasco County
813-235-6189 x 6950
19420 Central Blvd
Land O' Lakes, FL 34637-7006

ddillingham@pascocountyfl.net
www.pascocountyfl.net

"Serving our community to create a better future."

From: Yovani Cordero <ycordero@steadfastalliance.com>
Sent: Tuesday, April 29, 2025 11:08 AM
To: Denise S. Dillingham <ddillingham@pascocountyfl.net>; Chris Wallen <cwallen@steadfastalliance.com>
Cc: Brent Ruiz <bruiz@pascocountyfl.net>; Bradley D. Surrency <bsurrency@pascocountyfl.net>; Mark Guttman <mguttman@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>
Subject: Re: Cobblestone-meter info

232147326

Yovani "YoYo" Cordero | Irrigation Manager
Maintenance Division
Steadfast Contractors Alliance
Office: (844) 347-0702 | Cell: (352) 247-9896
30435 Commerce Drive, Unit 102 | San Antonio, Fl | 33576
ycordero@SteadfastAlliance.com | www.SteadfastAlliance.com

From: Denise S. Dillingham <ddillingham@pascocountyfl.net>
Sent: Tuesday, April 29, 2025 10:44:56 AM
To: Yovani Cordero <ycordero@steadfastalliance.com>; Chris Wallen <cwallen@steadfastalliance.com>
Cc: Brent Ruiz <bruiz@pascocountyfl.net>; Bradley D. Surrency <bsurrency@pascocountyfl.net>; Mark Guttman <mguttman@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>
Subject: RE: Cobblestone-meter info

I understand but I need the PCU# in order to look up the project file to see they type and cost already paid.

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Sincerely,

Denise Dillingham
Utilities Permitting Specialist
Engineering and Contract Management
Pasco County
813-235-6189 x 6950
19420 Central Blvd
Land O' Lakes, FL 34637-7006
ddillingham@pascocountyfl.net
www.pascocountyfl.net

"Serving our community to create a better future."

From: Yovani Cordero <ycordero@steadfastalliance.com>
Sent: Tuesday, April 29, 2025 10:31 AM
To: Denise S. Dillingham <ddillingham@pascocountyfl.net>; Chris Wallen <cwallen@steadfastalliance.com>
Cc: Brent Ruiz <bruiz@pascocountyfl.net>; Bradley D. Surrency <bsurrency@pascocountyfl.net>; Mark Guttman <mguttman@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>
Subject: Re: Cobblestone-meter info

Good morning Denise we are just looking for information to bring to the CDD board meeting tomorrow regarding what the cost would possibly be to upgrade the 2 inch meter.

Yovani "YoYo" Cordero | Irrigation Manager
Maintenance Division
Steadfast Contractors Alliance
Office: (844) 347-0702 | Cell: (352) 247-9896
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ycordero@SteadfastAlliance.com | www.SteadfastAlliance.com

From: Denise S. Dillingham <ddillingham@pascocountyfl.net>
Sent: Tuesday, April 29, 2025 10:28:12 AM
To: Chris Wallen <cwallen@steadfastalliance.com>; Yovani Cordero <ycordero@steadfastalliance.com>
Cc: Brent Ruiz <bruiz@pascocountyfl.net>; Bradley D. Surrency <bsurrency@pascocountyfl.net>; Mark Guttman <mguttman@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>
Subject: RE: Cobblestone-meter info

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Good morning,

I will need the PCU# in order to assist you in upgrading your meter to 2". You can find the PCU# on the Letter of Commitment (LOC) which was issued at the beginning of the project

Sincerely,

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

Denise Dillingham
Utilities Permitting Specialist
Engineering and Contract Management
Pasco County
813-235-6189 x 6950
19420 Central Blvd
Land O' Lakes, FL 34637-7006
ddillingham@pascocountyfl.net
www.pascocountyfl.net



"Serving our community to create a better future."

From: Bradley D. Surrency <bsurrency@pascocountyfl.net>
Sent: Tuesday, April 29, 2025 10:07 AM
To: Denise S. Dillingham <ddillingham@pascocountyfl.net>
Cc: cwallen@steadfastalliance.com; Brent Ruiz <bruiz@pascocountyfl.net>
Subject: RE: Cobblestone-meter info

Good morning Denise,

Can you please support Mr. Cordeo (copied) on request to upsize the requested 1" meter to 2"?

Thank you,

Brad Surrency
Utilities O&M Manager
Utilities Operations & Maintenance
Dept.
Public Infrastructure
Pasco County
P 813-929-2755 ext. 6851
C 727-992-7873
Utilities Administration Building
19420 Central Blvd,
Land O' Lakes , FL 34637
bsurrency@pascocountyfl.net
www.pascocountyfl.net

From: Brent Ruiz <bruiz@pascocountyfl.net>
Sent: Tuesday, April 29, 2025 9:59 AM
To: Bradley D. Surrency <bsurrency@pascocountyfl.net>
Subject: FW: Cobblestone-meter info

Hey Boss, how would you handle this one below. Defer them to customer service ? any help in the matter is appreciated . thank you

Thank You,
Brent Ruiz
Lead Operator
Potable / Reclaim
"Focused on Service
Committed to Excellence"

From: Yovani Cordero <ycordero@steadfastalliance.com>
Sent: Monday, April 28, 2025 3:45 PM
To: Brent Ruiz <bruiz@pascocountyfl.net>
Cc: Chris Wallen <cwallen@steadfastalliance.com>
Subject: RE: Cobblestone-meter info

Brent-

I provided the as-built that was given to us with a 1” meter, which feeds the amenity center & located at the entrance of the amenity. The company who installed the irrigation system installed 2” valves/zone lines, which is creating a bottleneck in the system and causing low pressure in many areas. I'm hoping that upsizing the meter will be cheaper than redoing the entire irrigation system, including the landscape. We are looking for answers to bring to our board meeting on Wednesday.

Yovani “YoYo” Cordero | Irrigation Manager
Maintenance Division
Steadfast Alliance
Office: (844) 347-0702 | Cell: (352) 247-9896
30435 Commerce Drive, Unit 102 | San Antonio, Fl | 33576
ycordero@SteadfastAlliance.com | www.SteadfastAlliance.com

From: Brent Ruiz <bruiz@pascocountyfl.net>
Sent: Monday, April 28, 2025 3:38 PM
To: Yovani Cordero <ycordero@steadfastalliance.com>
Cc: Chris Wallen <cwallen@steadfastalliance.com>
Subject: Re: Cobblestone-meter info

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Can you give me more info on this meter . Location / what it feeds / and why you feel
The size needs to be upsized . Also do you approval to make that decision before I forward the email. Thank you

_____
From: Yovani Cordero <ycordero@steadfastalliance.com>
Sent: Monday, April 28, 2025 2:55:31 PM
To: Brent Ruiz <bruiz@pascocountyfl.net>
Cc: Chris Wallen <cwallen@steadfastalliance.com>
Subject: Cobblestone-meter info

Hi Brent

Would you point me in the right direct of who I need to speak with to upgrade a 1” meter to a 2” meter?

Yovani “YoYo” Cordero | Irrigation Manager

Maintenance Division

Steadfast Alliance

Office: (844) 347-0702 | Cell: (352) 247-9896

30435 Commerce Drive, Unit 102 | San Antonio, Fl | 33576

ycordero@SteadfastAlliance.com | www.SteadfastAlliance.com<http://www.SteadfastAlliance.com>

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CUSA18A7

Printed: Jul 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. Information was sent to Jason Combee to report to board as he requested this work to be done

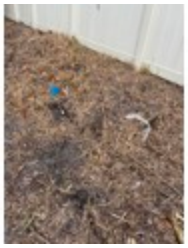
Parts used:
20' - 1PVC200BE 1" PVC
6 - 429-010 1" coupling
13 - 447-005 1/2" slip caps
Weather Conditions:
Partly cloudy with showers Thu, Apr 9, 2026, 1:16 PM



78°F
64°F

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

Attachments: 60

























































ICD-HP






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

Daily Logs List

Jun 3, 2026

Job: SM1191 Cobblestone CDD
Title: Service call, Timer adjustments
Added By: Brian Moore
Log Notes:
On site to make timer adjustments per yoyo to make sure that zones were not on multiple programs. I made the following adjustments.

Zone 8-was on program a&b set it to b only 45 minutes
Zone 17- was on program a&b set it to a 25 minutes only.

Weather Conditions:
Partly cloudy with showers Wed, Jun 3, 2026, 3:18 PM

84°F
72°F
Wind: 15 mph
Humidity: 88%
Total Precip: 0"

Attachments: 4






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

Daily Logs List

Jun 16, 2026

Job: SM1191 Cobblestone CDD
Title: Checked out the new plant material
Added By: Joseph Hodge
Log Notes:
Zone 1,4 where set for 20 minutes a zone for one day week I increased the time on both zones to 45 minutes instead of 20 minutes from Pat's request
Weather Conditions:
Partly cloudy with showers Tue, Jun 16, 2026, 2:00 PM



96°F
74°F

Wind: 12 mph
Humidity: 98%
Total Precip: 0.02"

Attachments: 0



Cobblestone CDD

Field Inspection Report - July - Steadfast

Tuesday, July 7, 2026

Prepared For Board of Supervisors

15 Items Identified

Paul Young

District Field Inspector

Green – Indicates Item is in progress or completed.
Orange - Indicates Item is scheduled.
Red - Indicates Item has not been addressed by vendor.

Item 1 - Main Entrance Landscape

Assigned To: Steadfast

Main Entrance Landscape:

* The main entrance landscape is vibrant, attractive, and presents an excellent first impression of the community.

* Newly installed plant material is healthy, colorful, and establishing well.

* Continue routine maintenance and monitoring to promote healthy growth and maintain the entrance's inviting appearance.





Item 2 - US301 North Landscape

Assigned To: Steadfast

US 301 North – FDOT Right-of-Way:

* FDOT sod along US 301 North is well maintained, evenly mowed, and in accordance with the maintenance schedule.

Landscape Beds:

* Landscape beds are well maintained and free of excessive weeds.
* Newly installed plant material is healthy, establishing well, and exhibiting strong growth.
* Continue routine maintenance to promote healthy development and maintain an attractive appearance.





Item 3 - US301 South Landscape

Assigned To: Steadfast

US 301 South Landscape / FDOT Sod:

* US 301 South landscape areas and FDOT sod are being maintained in accordance with the approved scope of work.

* Newly installed plant material is healthy, vibrant, and establishing well.

* Continue routine maintenance and monitoring to support continued growth and maintain the overall appearance of the corridor.





Item 4 - Amenity Landscape

Assigned To: Steadfast

Amenity Landscape:

* Amenity landscape plants are healthy, vibrant, and well maintained. Plants declining 7/13/26.

* The sod has returned to a lush, green appearance and is meeting community expectations.

Weed Control:

* Continue to monitor and treat weeds within the mulch beds during each scheduled maintenance visit to maintain a clean, attractive, and well-defined landscape appearance.





Item 5 - Amenity Facilities

Assigned To: District Manager

Amenity Facilities:

* Bathrooms and water fountains are fully operational and functioning as designed.

* Tables and chairs are intact, clean, and neatly organized.

* The amenity area presents a clean, orderly, and welcoming appearance for residents and guests.





Item 6 - Amenity Pool

Assigned To: District Manager

Pool Area:

* The pool is clear, blue, and well maintained.

* Pool furniture and umbrellas are intact, clean, and neatly arranged.

Amenity Equipment:

* The outdoor shower and pool pump enclosure are operational and functioning as intended.

* Continue routine inspections and maintenance to ensure all amenity equipment remains in good working condition.





Item 7 - Pond (4)

Assigned To: Steadfast / Aquatics

Pond #4:

* Pond #4 is currently dry, and the pond banks have been mowed in accordance with the approved scope of work.

Fall Harvest Easement:

* The Fall Harvest easement has been maintained and is included in the regular maintenance schedule.

* Continue routine service to preserve a clean, well-maintained appearance.





Item 8 - Fall Harvest Drive Pocket Park

Assigned To: Steadfast

Pocket Parks:

* All pocket parks are being maintained in accordance with the approved scope of work.

* Turf areas are evenly mowed and present a clean, well-maintained appearance.

* Continue routine maintenance to preserve the quality and appearance of these community spaces.





Item 9 - Autumn Rock Drive

Assigned To: Steadfast

Pocket Park - Maintained per scope. Sidewalk edging is straight and well maintained.





Item 10 - Pocket Park

Assigned To: Steadfast

Pocket Parks:

* Misty Marble
* Adam Cross Drive
* Autumn Rock Drive

All listed pocket parks, including the connecting green spaces, are evenly mowed and well maintained in accordance with the approved scope of work. Continue routine maintenance to preserve a clean, attractive, and inviting appearance throughout these community areas.





Item 11 - Pond (1)

Assigned To: Steadfast / Aquatics

Misty Marble Pond Easement:

* The Misty Marble pond easement is well maintained and serviced in accordance with the approved scope of work.

Pond #1:

* Remnants of fence panels remain along the pond banks following a previous storm event.

* Remove all remaining fence debris from the pond banks to prevent obstruction, improve appearance, and reduce the potential for debris entering the drainage system during heavy rainfall.





Item 12 - Pond (2)

Assigned To: Steadfast / Aquatics

South Perimeter Landscape:

* Shrubs along the south perimeter landscape are evenly trimmed and maintained in accordance with the approved scope of work.

Pond #2:

* Maintenance of Pond #2 has been completed per the approved scope of work.
* Continue routine maintenance to preserve the appearance and functionality of the pond and surrounding landscape.





Item 13 - Dog Station

Assigned To: Steadfast / District Manager

Cobble Creek Blvd Dog Park:

* The dog park is stocked with adequate supplies and routine rubbish removal is being completed according to the scheduled maintenance program.

* Continue monitoring cleanliness and supply levels to maintain a positive experience for residents and visitors.

Sunny Pebble Loop Pocket Park:

* The pocket park is well maintained and presents a clean, orderly appearance.

* Continue routine maintenance to preserve the quality and appearance of this community amenity.





Item 14 - Pond (3)

Assigned To: Steadfast / Aquatics

Treatments have fallen behind, send aquatic reports. Investigate struggling trees.





Item 15 - KB Homes Perimeter

Assigned To: Steadfast / Irrigation

Property Boundary / Fence Line Maintenance:

* Vegetation along the property boundary fence line has become overgrown, causing previously placed identification flags to become hidden.

* Trim back overgrown vegetation to restore visibility and maintain proper access along the fence line.

Irrigation Verification:

* Investigate the existing flags located in this area to determine if they are related to Steadfast irrigation repairs.

* Verify whether previously completed irrigation repairs have been properly backfilled and restored to original grade.

* Provide any available reports, documentation, or repair records related to this area for review and confirmation of completed work.





Horner Environmental Professionals

28536 Walker Dr, Wesley Chapel, FL 33544
PH:(813) 907-9500
HORNERENVIRONMENTAL.COM

Cobblestone CDD

Aquatic Maintenance Service Report
June 2026

Aquatic Technician: Bryce Perry
Prepared by: Jason James/Aquatics Manager
Jjames@hornerenvironmental.com
(813)-892-9831

Treatment Date:
6/12/26

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.

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.

Pond 3: The water levels in pond 3 are very low. Trash was picked up and the algae was treated. Minimal spraying occurred around the banks to prevent soil erosion while water levels are low.

Pond 4: The pond is completely dry. All vegetation was sprayed and trash was removed.

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

Daily Logs List

Jun 29, 2026

Job: SM1191 Cobblestone CDD
Title: Wet check
Added By: Jonnaxel Cruz Perez
Log Notes:
Wet check completed
During the inspection I found and fixed these issues:

Club house:
Zone 1 - no repairs
Zone 2 - no repairs
Zone 3 - no repairs
Zone 4 - no repairs
Zone 5 - no repairs
Zone 6 - no repairs
Zone 7 - no repairs
Zone 8 - cut drip
Zone 9 - cut drip
Zone 10 - no repairs
Zone 11 - no repairs
Zone 12 - no repairs
Zone 13 - no repairs
Zone 14 - no repairs
Zone 15 - no repairs

Common areas:
Zone 1 - no repairs
Zone 2 - no repairs
Zone 3 - no repairs
Zone 4 - no repairs
Zone 5 - no repairs
Zone 6 - no repairs
Zone 7 - 2 cut drips with bubblers and lateral line leak
Zone 8 - no repairs
Zone 9 - no repairs
Zone 10 - broken flex / lateral line leak
Zone 11 - 1 lateral line break and 3 cut drips
Zone 12 - no repairs
Zone 13 - alarm
Zone 14 - alarm
Zone 15 - alarm
Zone 16 - alarm

Zone 17 - alarm
Zone 18 - alarm
Zone 19 - alarm
Zone 20 - alarm
Zone 21 - alarm

Parts used:
1- 1 1/2 slip fix (NDS-11825)
1 - 1 1/2 coupling (429-015)
3 bubblers (1300AF)
5 1/2" drip barb (PDL050)
2 - 1/2" couplings (429-005)
3 - 1/2" barb cap (447-005)
1 foot of 1/2" flex pipe (KF-050)

Weather Conditions:

Partly cloudy with showers and scattered storms Mon, Jun 29, 2026, 12:00 AM



95°F
75°F

Wind: 12 mph
Humidity: 99%
Total Precip: 0.2"

Attachments: 85

























































































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

Daily Logs List

Jun 3, 2026

Job: SM1191 Cobblestone CDD
Title: Service call, Timer adjustments
Added By: Brian Moore
Log Notes:
On site to make timer adjustments per yoyo to make sure that zones were not on multiple programs. I made the following adjustments.

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Zone 17- was on program a&b set it to a 25 minutes only.

Weather Conditions:
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72°F
Wind: 15 mph
Humidity: 88%
Total Precip: 0"

Attachments: 4






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Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 16, 2026

Job: SM1191 Cobblestone CDD
Title: Checked out the new plant material
Added By: Joseph Hodge
Log Notes:
Zone 1,4 where set for 20 minutes a zone for one day week I increased the time on both zones to 45 minutes instead of 20 minutes from Pat's request
Weather Conditions:
Partly cloudy with showers Tue, Jun 16, 2026, 2:00 PM



96°F
74°F

Wind: 12 mph
Humidity: 98%
Total Precip: 0.02"

Attachments: 0

Printed: Jul 13, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
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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. Information was sent to Jason Combee to report to board as he requested this work to be done

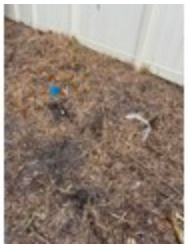
Parts used:
20' - 1PVC200BE 1" PVC
6 - 429-010 1" coupling
13 - 447-005 1/2" slip caps
Weather Conditions:
Partly cloudy with showers Thu, Apr 9, 2026, 1:16 PM



78°F
64°F

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

Attachments: 60

























































ICD-HP

