INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cobblestone
Community Development District

August 26, 2026

Agenda Package

TEAMS MEETING INFORMATION

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

JOIN THE MEETING NOW

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Cobblestone
Community Development District

Board of Supervisors
Tatiana Pagan, Chairman
Aaron Spinks, Vice 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

Public Hearing & Regular Meeting Agenda

Wednesday, August 26, 2026 at 10:00 a.m.

The Public Hearing & Regular Meeting of the **Cobblestone Community Development District** will be held on **August 26, 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 PUBLIC HEARING & 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. **PUBLIC HEARING ON ADOPTING FY2027 PROPOSED OPERATIONS BUDGET**
   A. Open Public Hearing on Adopting FY2027 Proposed Operations Budget
   B. Staff Presentations
   C. Public Comment
   D. Close Public Hearing on Adopting FY2027 Proposed Budget
   E. Consideration of Resolution 2026-08; Adopting the FY2027 Budget
   F. Consideration of Resolution 2026-09, Imposing Special Assessments
   G. Consideration of FY2027 Deficit Funding Agreement
4. **PROCEED TO REGULAR MEETING**
5. **BUSINESS ITEMS**
   A. Consideration of Resolution 2026-10; Adopting the FY2027 Regular Board Meeting Schedule
   B. Consideration of Resolution 2026-11; Adopting Goals, Objectives, Performance Measures & Standards
   C. Consideration of AML-Global American Language Services Proposal for ASL Interpreters
   D. Consideration of Mike's Signs Proposal for "No Trespassing" Signs
   E. Discussion of No Trespassing Signs at Ponds

F. Discussion of Gagne Parcel

G. Discussion of Parking Passes

6. CONSENT AGENDA

A. Approval of July 22, 2026 Regular Meeting Minutes

B. Acceptance of Financials for July 2026

C. Acceptance of the Check Registers July 2026

D. Acceptance of Operations and Maintenance Report for July 2026

7. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

1. August Field Inspections Report

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

RESOLUTION 2026-08

[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Cobblestone Community Development District (**"District"**) proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cobblestone Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2026.

ATTEST:	**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**
By:________________________________	By:____
Title: ______________________________	Its:____

Exhibit A: Fiscal Year 2026/2027 Budget(s)

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cobblestone
Community Development District

FISCAL YEAR 2027

Proposed Budget

August 26, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

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Community Development District

Budget Overview

FY 2027

Cobblestone

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$2,454.00	$0.00	$2,454.00	0%	$0.00
Special Assmnts- Tax Collector	$263,946.00	$269,216.00	$0.00	$269,216.00	2%	$476,606.79
Special Assmnts- CDD Collected	$0.00	$75,025.00	$0.00	$75,025.00	0%	$223,258.38
Developer Contribution	$298,721.00	$219,172.00	$79,549.00	$298,721.00	0%	$0.00
Miscellaneous Revenues	$0.00	$125.00	$0.00	$125.00	0%	$0.00
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$19,064.27
Interest- Tax Collector	$0.00	$635.00	$0.00	$635.00	0%	$0.00
TOTAL REVENUES	**$562,667.00**	**$566,627.00**	**$79,549.00**	**$646,176.00**	**15%**	**$680,800.90**
EXPENDITURES						
Administrative						
Supervisor Fees	$7,200.00	$4,000.00	$3,200.00	$7,200.00	0%	$7,200.00
ProfServ-Dissemination agent	$5,000.00	$4,167.00	$833.00	$5,000.00	0%	$5,000.00
ProfServ-Info Technology	$500.00	$450.00	$50.00	$500.00	0%	$1,200.00
ProfServ-Recording Secretary	$2,400.00	$3,375.00	$0.00	$3,375.00	41%	$2,400.00
Field services	$12,000.00	$9,000.00	$3,000.00	$12,000.00	0%	$18,000.00
District Counsel	$40,000.00	$39,481.00	$519.00	$40,000.00	0%	$40,000.00
District engineer	$10,000.00	$24,745.00	$0.00	$24,745.00	147%	$10,000.00
Administrative Services	$4,500.00	$3,375.00	$1,125.00	$4,500.00	0%	$5,500.00
District manager	$25,000.00	$19,500.00	$5,500.00	$25,000.00	0%	$25,000.00
Accounting services	$9,000.00	$16,050.00	$0.00	$16,050.00	78%	$12,000.00
Website Compliance	$1,800.00	$4,325.00	$0.00	$4,325.00	140%	$3,125.00
Postage, Phone, Faxes, Copies	$500.00	$331.00	$169.00	$500.00	0%	$500.00
Rentals - General	$1,100.00	$1,140.00	$0.00	$1,140.00	4%	$3,600.00
Public Officials Insurance	$2,738.00	$2,580.00	$158.00	$2,738.00	0%	$2,838.00
Legal Advertising	$3,500.00	$577.00	$2,923.00	$3,500.00	0%	$3,500.00
Miscellaneous Services	$250.00	$251.00	$0.00	$251.00	0%	$250.00
Bank Fees	$200.00	$2,461.00	$0.00	$2,461.00	1131%	$200.00
Financial & Revenue Collections	$5,000.00	$8,442.00	$0.00	$8,442.00	69%	$0.00
Website Administration	$1,200.00	$1,800.00	$0.00	$1,800.00	50%	$2,400.00
Office supplies	$100.00	$0.00	$100.00	$100.00	0%	$100.00
Dues, Licenses, Subscriptions	$175.00	$325.00	$0.00	$325.00	86%	$175.00
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$9,532.14
Auditing Services	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00
Misc- non Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	0%	$150.00
Total Administrative	**$132,163.00**	**$146,375.00**	**$17,577.00**	**$163,952.00**	**24%**	**$159,770.14**
Insurance						
Insurance - General Liability	$3,346.00	$3,152.00	$194.00	$3,346.00	0%	$3,467.00
Insurance -Property & Casualty	$10,869.00	$9,961.00	$908.00	$10,869.00	0%	$9,463.00
Total Insurance	**$14,215.00**	**$13,113.00**	**$1,102.00**	**$14,215.00**	**0%**	**$12,930.00**
Water Utility Services						
Utility - Water	$4,500.00	$33,374.00	$0.00	$33,374.00	642%	$4,750.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Total Water Utility Services	**$4,500.00**	**$33,374.00**	**$0.00**	**$33,374.00**	**642%**	**$4,750.00**
Utility Services						
Utility - Electric	$18,000.00	$8,739.00	$9,261.00	$18,000.00	0%	$12,000.00
Street Lights	$75,000.00	$39,310.00	$35,690.00	$75,000.00	0%	$60,000.00
Total Utility Services	**$93,000.00**	**$48,049.00**	**$44,951.00**	**$93,000.00**	**0%**	**$72,000.00**
Amenity						
Garbage Removal	$2,800.00	$0.00	$2,800.00	$2,800.00	0%	$2,800.00
Aquatic Maintenance	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Aquatic Plant replacement	$500.00	$0.00	$500.00	$500.00	0%	$500.00
Security Monitoring Services	$6,300.00	$0.00	$6,300.00	$6,300.00	0%	$6,800.00
Insurance - General Liability	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Insurance -Property & Casualty	$0.00	$0.00	$0.00	$0.00	0%	$0.00
R&M-Other Landscape	$5,000.00	$79,916.00	$0.00	$79,916.00	1498%	$5,000.00
Landscape - Annuals	$14,000.00	$0.00	$14,000.00	$14,000.00	0%	$14,000.00
Landscape - Mulch	$18,500.00	$11,400.00	$7,100.00	$18,500.00	0%	$18,500.00
Plant replacement program	$10,000.00	$10,275.00	$0.00	$10,275.00	3%	$10,000.00
Irrigation Repairs & Maintenance	$12,000.00	$1,821.00	$10,179.00	$12,000.00	0%	$12,000.00
Entry & Walls Maintenance	$1,500.00	$14,946.00	$0.00	$14,946.00	896%	$1,500.00
Roadway Repair & Maintenance	$1,500.00	$320.00	$1,180.00	$1,500.00	0%	$1,500.00
Clubhouse - Facility Janitorial Service	$8,400.00	$8,077.00	$323.00	$8,400.00	0%	$8,400.00
Amenity Center Cleaning & Supplies	$750.00	$0.00	$750.00	$750.00	0%	$750.00
Contracts-Pools	$14,400.00	$19,045.00	$0.00	$19,045.00	32%	$24,000.00
Telephone/Fax/Internet Services	$1,200.00	$1,671.00	$0.00	$1,671.00	39%	$2,200.00
R&M-Pools	$2,500.00	$4,716.00	$0.00	$4,716.00	89%	$2,500.00
Facility A/C & Heating Maintenance & Repair	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$1,000.00
Recreation / Park Facility Maintenance	$7,500.00	$1,745.00	$5,755.00	$7,500.00	0%	$7,500.00
playground equipment and maintenance	$300.00	$0.00	$300.00	$300.00	0%	$2,500.00
Access control maintenance & repair	$4,000.00	$5,708.00	$0.00	$5,708.00	43%	$4,000.00
Dog Waste Station Service & Supplies	$3,900.00	$125.00	$3,775.00	$3,900.00	0%	$5,000.00
Pool Permits	$500.00	$280.00	$220.00	$500.00	0%	$500.00
Misc- Services	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Pressure Washing	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00
Total Amenity	**$116,550.00**	**$160,045.00**	**$54,182.00**	**$214,227.00**	**84%**	**$135,950.00**
Other Physical Environment						
Waterway Management	$9,000.00	$6,600.00	$2,400.00	$9,000.00	0%	$20,400.00
Landscape- Storm Clean Up & Tree Removal	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$5,000.00
ProfServ-Wildlife Management Service	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$1,000.00
Landscape maintenance	$105,000.00	$113,887.00	$0.00	$113,887.00	8%	$179,000.00
Total Other Physical Environment	**$116,000.00**	**$120,487.00**	**$4,400.00**	**$124,887.00**	**8%**	**$205,400.00**
Contingency						
Reserves - Contingency	$90,739.00	$89,837.00	$902.00	$90,739.00	0%	$90,000.00
Total Contingency	**$90,739.00**	**$89,837.00**	**$902.00**	**$90,739.00**	**0%**	**$90,000.00**
TOTAL EXPENDITURES	**$567,167.00**	**$611,280.00**	**$123,114.00**	**$734,394.00**	**29%**	**$680,800.14**
Excess (deficiency) of revenues	-$4,500.00	-$44,653.00	-$43,565.00	-$88,218.00	1860%	$0.76

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Contribution to (Use of) Fund Balance	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance	-$4,500.00	-$44,653.00	-$43,565.00	-$88,218.00	1860%	$0.76
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	-$88,218.00
FUND BALANCE, ENDING	**-$4,500.00**	**-$44,653.00**	**-$43,565.00**	**-$88,218.00**	1860%	**-$88,217.24**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary
Inframark provides recording services with near verbatim minutes.

Construction Accounting
Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections
Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases
The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage
Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services
Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting
The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services
The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer
The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel
The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees
The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2027

<u>Amenity</u>

Pool Monitor
Cost of staff members to facilitate pool safety services.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other
Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection
Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M
Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M
Cost of repairs and maintenance to amenity furniture.

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution
Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance
Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance
Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance
Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies
Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support
Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Entrance Monuments, Gates, Walls R&M
Cost of repairs and regular maintenance for entryways, walls, and gates.

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Pool Maintenance – Contract
Cost of Maintenance for CDD pool facilities.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Community Activities
Cost of recreational events hosted on CDD property.

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity
Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

R&M – Stormwater System
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract
Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring
Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement
The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Cobblestone

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2022-2 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$6,943.00	$0.00	$6,943.00	0%	$0.00
Special Assmnts- Tax Collector	$225,450.00	$206,879.00	$18,571.00	$225,450.00	0%	$135,720.82
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$5,428.83
Special Assmnts- CDD Collected	$0.00	$6,672.00	$0.00	$6,672.00	0%	$0.00
TOTAL REVENUES	**$225,450.00**	**$220,494.00**	**$18,571.00**	**$239,065.00**	**6%**	**$130,291.99**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$2,714.42
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$2,714.42**
Debt Service						
Principal Debt Retirement	$80,000.00	$80,000.00	$0.00	$80,000.00	0%	$40,000.00
Interest Expense	$145,450.00	$146,810.00	$0.00	$146,810.00	1%	$84,050.00
Total Debt Service	**$225,450.00**	**$226,810.00**	**$0.00**	**$226,810.00**	**1%**	**$124,050.00**
TOTAL EXPENDITURES	**$225,450.00**	**$226,810.00**	**$0.00**	**$226,810.00**		**$126,764.42**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	-$6,316.00	$18,571.00	$12,255.00	0%	$3,527.57
Net change in fund balance	$0.00	-$6,316.00	$18,571.00	$12,255.00	0%	$3,527.57
FUND BALANCE, BEGINNING	$214,528.00	$214,528.00	$0.00	$214,528.00	0%	$226,783.00
FUND BALANCE, ENDING	**$214,528.00**	**$208,212.00**	**$18,571.00**	**$226,783.00**	6%	**$230,310.57**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2022-2 Bonds	$2,085,000.00	$2,045,000.00	$2,005,000.00	$1,965,000.00

Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	$2,005,000.00			$42,025.00	$42,025.00
5/1/2027	$2,005,000.00	$40,000.00	3.400%	$42,025.00	$82,025.00
11/1/2027	$1,965,000.00			$41,345.00	$41,345.00
5/1/2028	$1,965,000.00	$45,000.00	3.800%	$41,345.00	$86,345.00
11/1/2028	$1,920,000.00			$40,490.00	$40,490.00
5/1/2029	$1,920,000.00	$45,000.00	3.800%	$40,490.00	$85,490.00
11/1/2029	$1,875,000.00			$39,635.00	$39,635.00
5/1/2030	$1,875,000.00	$45,000.00	3.800%	$39,635.00	$84,635.00
11/1/2030	$1,830,000.00			$38,780.00	$38,780.00
5/1/2031	$1,830,000.00	$50,000.00	3.800%	$38,780.00	$88,780.00
11/1/2031	$1,780,000.00			$37,830.00	$37,830.00
5/1/2032	$1,780,000.00	$50,000.00	3.800%	$37,830.00	$87,830.00
11/1/2032	$1,730,000.00			$36,880.00	$36,880.00
5/1/2033	$1,730,000.00	$50,000.00	4.200%	$36,880.00	$86,880.00
11/1/2033	$1,680,000.00			$35,830.00	$35,830.00
5/1/2034	$1,680,000.00	$55,000.00	4.200%	$35,830.00	$90,830.00
11/1/2034	$1,625,000.00			$34,675.00	$34,675.00
5/1/2035	$1,625,000.00	$55,000.00	4.200%	$34,675.00	$89,675.00
11/1/2035	$1,570,000.00			$33,520.00	$33,520.00
5/1/2036	$1,570,000.00	$60,000.00	4.200%	$33,520.00	$93,520.00
11/1/2036	$1,510,000.00			$32,260.00	$32,260.00
5/1/2037	$1,510,000.00	$60,000.00	4.200%	$32,260.00	$92,260.00
11/1/2037	$1,450,000.00			$31,000.00	$31,000.00
5/1/2038	$1,450,000.00	$65,000.00	4.200%	$31,000.00	$96,000.00
11/1/2038	$1,385,000.00			$29,635.00	$29,635.00
5/1/2039	$1,385,000.00	$65,000.00	4.200%	$29,635.00	$94,635.00
11/1/2039	$1,320,000.00			$28,270.00	$28,270.00
5/1/2040	$1,320,000.00	$70,000.00	4.200%	$28,270.00	$98,270.00
11/1/2040	$1,250,000.00			$26,800.00	$26,800.00
5/1/2041	$1,250,000.00	$75,000.00	4.200%	$26,800.00	$101,800.00
11/1/2041	$1,175,000.00			$25,225.00	$25,225.00
5/1/2042	$1,175,000.00	$75,000.00	4.200%	$25,225.00	$100,225.00
11/1/2042	$1,100,000.00			$23,650.00	$23,650.00
5/1/2043	$1,100,000.00	$80,000.00	4.300%	$23,650.00	$103,650.00
11/1/2043	$1,020,000.00			$21,930.00	$21,930.00
5/1/2044	$1,020,000.00	$85,000.00	4.300%	$21,930.00	$106,930.00
11/1/2044	$935,000.00			$20,102.50	$20,102.50
5/1/2045	$935,000.00	$85,000.00	4.300%	$20,102.50	$105,102.50
11/1/2045	$850,000.00			$18,275.00	$18,275.00
5/1/2046	$850,000.00	$90,000.00	4.300%	$18,275.00	$108,275.00
11/1/2046	$760,000.00			$16,340.00	$16,340.00
5/1/2047	$760,000.00	$95,000.00	4.300%	$16,340.00	$111,340.00
11/1/2047	$665,000.00			$14,297.50	$14,297.50
5/1/2048	$665,000.00	$100,000.00	4.300%	$14,297.50	$114,297.50
11/1/2048	$565,000.00			$12,147.50	$12,147.50
5/1/2049	$565,000.00	$105,000.00	4.300%	$12,147.50	$117,147.50
11/1/2049	$460,000.00			$9,890.00	$9,890.00
5/1/2050	$460,000.00	$110,000.00	4.300%	$9,890.00	$119,890.00
11/1/2050	$350,000.00			$7,525.00	$7,525.00
5/1/2051	$350,000.00	$115,000.00	4.300%	$7,525.00	$122,525.00
11/1/2051	$235,000.00			$5,052.50	$5,052.50
5/1/2052	$235,000.00	$115,000.00	4.300%	$5,052.50	$120,052.50
11/1/2052	$120,000.00			$2,580.00	$2,580.00
5/1/2053	$120,000.00	$120,000.00	4.300%	$2,580.00	$122,580.00
11/1/2053	$0.00				
		$2,125,000.00		**$1,767,764.17**	**$3,892,764.17**

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2022-1 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$4,357.00	$0.00	$4,357.00	0%	$0.00
Special Assmnts- Tax Collector	$124,730.00	$139,395.00	$0.00	$139,395.00	12%	$241,153.16
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$9,646.13
Special Assmnts- CDD Collected	$0.00	$4,480.00	$0.00	$4,480.00	0%	$0.00
TOTAL REVENUES	**$124,730.00**	**$148,232.00**	**$0.00**	**$148,232.00**	**19%**	**$231,507.03**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$4,823.06
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$4,823.06**
Debt Service						
Principal Debt Retirement	$40,000.00	$40,000.00	$0.00	$40,000.00	0%	$80,000.00
Interest Expense	$84,730.00	$85,410.00	$0.00	$85,410.00	1%	$144,090.00
Total Debt Service	**$124,730.00**	**$125,410.00**	**$0.00**	**$125,410.00**	**1%**	**$224,090.00**
TOTAL EXPENDITURES	**$124,730.00**	**$125,410.00**	**$0.00**	**$125,410.00**		**$228,913.06**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$22,822.00	$0.00	$22,822.00	0%	$2,593.97
Net change in fund balance	$0.00	$22,822.00	$0.00	$22,822.00	0%	$2,593.97
FUND BALANCE, BEGINNING	$117,593.00	$117,593.00	$0.00	$117,593.00	0%	$140,415.00
FUND BALANCE, ENDING	**$117,593.00**	**$140,415.00**	**$0.00**	**$140,415.00**	19%	**$143,008.97**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2022-1 Bonds	$2,780,000.00	$2,705,000.00	$2,625,000.00	$2,545,000.00

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	$2,625,000.00			$72,045.00	$72,045.00
5/1/2027	$2,625,000.00	$80,000.00	3.400%	$72,045.00	$152,045.00
11/1/2027	$2,545,000.00			$70,685.00	$70,685.00
5/1/2028	$2,545,000.00	$85,000.00	3.800%	$70,685.00	$155,685.00
11/1/2028	$2,460,000.00			$69,070.00	$69,070.00
5/1/2029	$2,460,000.00	$90,000.00	3.800%	$69,070.00	$159,070.00
11/1/2029	$2,370,000.00			$67,360.00	$67,360.00
5/1/2030	$2,370,000.00	$90,000.00	3.800%	$67,360.00	$157,360.00
11/1/2030	$2,280,000.00			$65,650.00	$65,650.00
5/1/2031	$2,280,000.00	$95,000.00	3.800%	$65,650.00	$160,650.00
11/1/2031	$2,185,000.00			$63,845.00	$63,845.00
5/1/2032	$2,185,000.00	$100,000.00	3.800%	$63,845.00	$163,845.00
11/1/2032	$2,085,000.00			$61,945.00	$61,945.00
5/1/2033	$2,085,000.00	$105,000.00	4.200%	$61,945.00	$166,945.00
11/1/2033	$1,980,000.00			$59,740.00	$59,740.00
5/1/2034	$1,980,000.00	$105,000.00	4.200%	$59,740.00	$164,740.00
11/1/2034	$1,875,000.00			$57,535.00	$57,535.00
5/1/2035	$1,875,000.00	$110,000.00	4.200%	$57,535.00	$167,535.00
11/1/2035	$1,765,000.00			$55,225.00	$55,225.00
5/1/2036	$1,765,000.00	$115,000.00	4.200%	$55,225.00	$170,225.00
11/1/2036	$1,650,000.00			$52,810.00	$52,810.00
5/1/2037	$1,650,000.00	$120,000.00	4.200%	$52,810.00	$172,810.00
11/1/2037	$1,530,000.00			$50,290.00	$50,290.00
5/1/2038	$1,530,000.00	$125,000.00	4.200%	$50,290.00	$175,290.00
11/1/2038	$1,405,000.00			$47,665.00	$47,665.00
5/1/2039	$1,405,000.00	$130,000.00	4.200%	$47,665.00	$177,665.00
11/1/2039	$1,275,000.00			$44,935.00	$44,935.00
5/1/2040	$1,275,000.00	$135,000.00	4.200%	$44,935.00	$179,935.00
11/1/2040	$1,140,000.00			$42,100.00	$42,100.00
5/1/2041	$1,140,000.00	$145,000.00	4.200%	$42,100.00	$187,100.00
11/1/2041	$995,000.00			$39,055.00	$39,055.00
5/1/2042	$995,000.00	$150,000.00	4.200%	$39,055.00	$189,055.00
11/1/2042	$845,000.00			$35,905.00	$35,905.00
5/1/2043	$845,000.00	$155,000.00	4.300%	$35,905.00	$190,905.00
11/1/2043	$690,000.00			$32,572.50	$32,572.50
5/1/2044	$690,000.00	$160,000.00	4.300%	$32,572.50	$192,572.50
11/1/2044	$530,000.00			$29,132.50	$29,132.50
5/1/2045	$530,000.00	$170,000.00	4.300%	$29,132.50	$199,132.50
11/1/2045	$360,000.00			$25,477.50	$25,477.50
5/1/2046	$360,000.00	$175,000.00	4.300%	$25,477.50	$200,477.50
11/1/2046	$185,000.00			$21,715.00	$21,715.00
5/1/2047	$185,000.00	$185,000.00	4.300%	$21,715.00	$206,715.00
11/1/2047				$17,737.50	$17,737.50
		$2,925,000.00		**$2,762,480.00**	**$5,687,480.00**

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2024 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$6,162.00	$0.00	$6,162.00	0%	$0.00
Special Assmnts- Tax Collector	$178,190.00	$179,867.00	$0.00	$179,867.00	1%	$193,668.09
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$7,746.72
Special Assmnts- CDD Collected	$0.00	$5,929.00	$0.00	$5,929.00	0%	$0.00
TOTAL REVENUES	**$178,190.00**	**$191,958.00**	**$0.00**	**$191,958.00**	**8%**	**$185,921.36**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$3,873.36
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$3,873.36**
Debt Service						
Principal Debt Retirement	$40,000.00	$40,000.00	$0.00	$40,000.00	0%	$45,000.00
Interest Expense	$138,190.00	$139,100.00	$0.00	$139,100.00	1%	$137,280.00
Total Debt Service	**$178,190.00**	**$179,100.00**	**$0.00**	**$179,100.00**	**1%**	**$182,280.00**
TOTAL EXPENDITURES	**$178,190.00**	**$179,100.00**	**$0.00**	**$179,100.00**		**$186,153.36**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$12,858.00	$0.00	$12,858.00	0%	-$232.00
Net change in fund balance	$0.00	$12,858.00	$0.00	$12,858.00	0%	-$232.00
FUND BALANCE, BEGINNING	$179,623.00	$179,623.00	$0.00	$179,623.00	0%	$192,481.00
FUND BALANCE, ENDING	**$179,623.00**	**$192,481.00**	**$0.00**	**$192,481.00**	7%	**$192,249.00**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2024 Bonds	$2,590,000.00	$2,550,000.00	$2,510,000.00	$2,465,000.00

Special Assessment Revenue Bonds, Series 2024

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service
11/1/2026	$ 2,510,000			$ 68,640	$ 68,640
5/1/2027	$ 2,510,000	$ 45,000	4.550%	$ 68,640	$ 113,640
11/1/2027	$ 2,465,000			$ 67,616	$ 67,616
5/1/2028	$ 2,465,000	$ 45,000	4.550%	$ 67,616	$ 112,616
11/1/2028	$ 2,420,000			$ 66,593	$ 66,593
5/1/2029	$ 2,420,000	$ 50,000	4.550%	$ 66,593	$ 116,593
11/1/2029	$ 2,370,000			$ 65,455	$ 65,455
5/1/2030	$ 2,370,000	$ 50,000	4.550%	$ 65,455	$ 115,455
11/1/2030	$ 2,320,000			$ 64,318	$ 64,318
5/1/2031	$ 2,320,000	$ 50,000	4.550%	$ 64,318	$ 114,318
11/1/2031	$ 2,270,000			$ 63,180	$ 63,180
5/1/2032	$ 2,270,000	$ 55,000	5.400%	$ 63,180	$ 118,180
11/1/2032	$ 2,215,000			$ 61,695	$ 61,695
5/1/2033	$ 2,215,000	$ 60,000	5.400%	$ 61,695	$ 121,695
11/1/2033	$ 2,155,000			$ 60,075	$ 60,075
5/1/2034	$ 2,155,000	$ 60,000	5.400%	$ 60,075	$ 120,075
11/1/2034	$ 2,095,000			$ 58,455	$ 58,455
5/1/2035	$ 2,095,000	$ 65,000	5.400%	$ 58,455	$ 123,455
11/1/2035	$ 2,030,000			$ 56,700	$ 56,700
5/1/2036	$ 2,030,000	$ 70,000	5.400%	$ 56,700	$ 126,700
11/1/2036	$ 1,960,000			$ 54,810	$ 54,810
5/1/2037	$ 1,960,000	$ 70,000	5.400%	$ 54,810	$ 124,810
11/1/2037	$ 1,890,000			$ 52,920	$ 52,920
5/1/2038	$ 1,890,000	$ 75,000	5.400%	$ 52,920	$ 127,920
11/1/2038	$ 1,815,000			$ 50,895	$ 50,895
5/1/2039	$ 1,815,000	$ 80,000	5.400%	$ 50,895	$ 130,895
11/1/2039	$ 1,735,000			$ 48,735	$ 48,735
5/1/2040	$ 1,735,000	$ 85,000	5.400%	$ 48,735	$ 133,735
11/1/2040	$ 1,650,000			$ 46,440	$ 46,440
5/1/2041	$ 1,650,000	$ 90,000	5.400%	$ 46,440	$ 136,440
11/1/2041	$ 1,560,000			$ 44,010	$ 44,010
5/1/2042	$ 1,560,000	$ 95,000	5.400%	$ 44,010	$ 139,010
11/1/2042	$ 1,465,000			$ 41,445	$ 41,445
5/1/2043	$ 1,465,000	$ 100,000	5.400%	$ 41,445	$ 141,445
11/1/2043	$ 1,365,000			$ 38,745	$ 38,745
5/1/2044	$ 1,365,000	$ 105,000	5.400%	$ 38,745	$ 143,745
11/1/2044	$ 1,260,000			$ 35,910	$ 35,910
5/1/2045	$ 1,260,000	$ 110,000	5.700%	$ 35,910	$ 145,910
11/1/2045	$ 1,150,000			$ 32,775	$ 32,775
5/1/2046	$ 1,150,000	$ 115,000	5.700%	$ 32,775	$ 147,775
11/1/2046	$ 1,035,000			$ 29,498	$ 29,498
5/1/2047	$ 1,035,000	$ 125,000	5.700%	$ 29,498	$ 154,498
11/1/2047	$ 910,000			$ 25,935	$ 25,935
5/1/2048	$ 910,000	$ 130,000	5.700%	$ 25,935	$ 155,935
11/1/2048	$ 780,000			$ 22,230	$ 22,230
5/1/2049	$ 780,000	$ 140,000	5.700%	$ 22,230	$ 162,230
11/1/2049	$ 640,000			$ 18,240	$ 18,240
5/1/2050	$ 640,000	$ 145,000	5.700%	$ 18,240	$ 163,240
11/1/2050	$ 495,000			$ 14,108	$ 14,108
5/1/2051	$ 495,000	$ 155,000	5.700%	$ 14,108	$ 169,108
11/1/2051	$ 340,000			$ 9,690	$ 9,690
5/1/2052	$ 340,000	$ 165,000	5.700%	$ 9,690	$ 174,690
11/1/2052	$ 175,000			$ 4,988	$ 4,988
5/1/2053	$ 175,000	$ 175,000	5.700%	$ 4,988	$ 179,988
11/1/2053	$ -				
		$ 2,590,000		$ 2,688,609	$ 5,278,609

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2025 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$3,146.00	$0.00	$3,146.00	0%	$0.00
Special Assmnts- Tax Collector	$0.00	$3,228.00	$0.00	$3,228.00	0%	$0.00
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Special Assmnts- CDD Collected	$0.00	$68,506.00	$0.00	$68,506.00	0%	$274,025.72
Developer Contributions	$0.00	$205,519.00	$0.00	$205,519.00	0%	$0.00
TOTAL REVENUES	**$0.00**	**$280,399.00**	**$0.00**	**$280,399.00**	**0%**	**$274,025.72**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$0.00**
Debt Service						
Principal Debt Retirement	$0.00	$55,000.00	$0.00	$55,000.00	0%	$60,000.00
Interest Expense	$0.00	$111,779.00	$0.00	$111,779.00	0%	$218,136.75
Total Debt Service	**$0.00**	**$166,779.00**	**$0.00**	**$166,779.00**	**0%**	**$278,136.75**
TOTAL EXPENDITURES	**$0.00**	**$166,779.00**	**$0.00**	**$166,779.00**		**$278,136.75**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$113,620.00	$0.00	$113,620.00	0%	-$4,111.03
OTHER FINANCING SOURCES (USES)						
Interfund Transfer- In	$0.00	$241.00	$0.00	$241.00	0%	$0.00
Bond Proceeds	$0.00	$137,013.00	$0.00	$137,013.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$137,254.00**	**$0.00**	**$137,254.00**		**$0.00**
Net change in fund balance	$0.00	$250,874.00	$0.00	$250,874.00	0%	-$4,111.03
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	$250,874.00
FUND BALANCE, ENDING	**$0.00**	**$250,874.00**	**$0.00**	**$250,874.00**	0%	**$246,762.97**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2025 Bonds	$2,590,000.00	$2,550,000.00	$2,510,000.00	$2,465,000.00

Special Assessment Revenue Bonds, Series 2024

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service
11/1/2026	$3,950,000.00	$55,000.00		$109,068.38	$273,136.75
5/1/2027	$3,895,000.00		4.500%	$109,068.38	
11/1/2027	$3,895,000.00	$60,000.00		$105,682.50	$271,365.00
5/1/2028	$3,835,000.00		4.500%	$105,682.50	
11/1/2028	$3,835,000.00	$65,000.00		$104,276.25	$273,552.50
5/1/2029	$3,770,000.00		4.500%	$104,276.25	
11/1/2029	$3,770,000.00	$65,000.00		$102,813.75	$270,627.50
5/1/2030	$3,705,000.00		4.500%	$102,813.75	
11/1/2030	$3,705,000.00	$70,000.00		$101,295.00	$272,590.00
5/1/2031	$3,635,000.00		4.500%	$101,295.00	
11/1/2031	$3,635,000.00	$70,000.00		$99,720.00	$269,440.00
5/1/2032	$3,565,000.00		4.500%	$99,720.00	
11/1/2032	$3,565,000.00	$75,000.00		$98,088.75	$271,177.50
5/1/2033	$3,490,000.00		4.500%	$98,088.75	
11/1/2033	$3,490,000.00	$80,000.00		$96,345.00	$272,690.00
5/1/2034	$3,410,000.00		5.500%	$96,345.00	
11/1/2034	$3,410,000.00	$80,000.00		$94,545.00	$269,090.00
5/1/2035	$3,330,000.00		5.500%	$94,545.00	
11/1/2035	$3,330,000.00	$85,000.00		$92,476.25	$269,952.50
5/1/2036	$3,245,000.00		5.500%	$92,476.25	
11/1/2036	$3,245,000.00	$90,000.00		$90,070.00	$270,140.00
5/1/2037	$3,155,000.00		5.500%	$90,070.00	
11/1/2037	$3,155,000.00	$95,000.00		$87,526.25	$270,052.50
5/1/2038	$3,060,000.00		5.500%	$87,526.25	
11/1/2038	$3,060,000.00	$100,000.00		$84,845.00	$269,690.00
5/1/2039	$2,960,000.00		5.500%	$84,845.00	
11/1/2039	$2,960,000.00	$105,000.00		$82,026.25	$269,052.50
5/1/2040	$2,855,000.00		5.500%	$82,026.25	
11/1/2040	$2,855,000.00	$115,000.00		$79,001.25	$273,002.50
5/1/2041	$2,740,000.00		5.500%	$79,001.25	
11/1/2041	$2,740,000.00	$120,000.00		$75,770.00	$271,540.00
5/1/2042	$2,620,000.00		5.500%	$75,770.00	
11/1/2042	$2,620,000.00	$125,000.00		$72,401.25	$269,802.50
5/1/2043	$2,495,000.00		5.500%	$72,401.25	
11/1/2043	$2,495,000.00	$135,000.00		$68,826.25	$272,652.50
5/1/2044	$2,360,000.00		5.500%	$68,826.25	
11/1/2044	$2,360,000.00	$140,000.00		$65,045.00	$270,090.00
5/1/2045	$2,220,000.00		5.500%	$65,045.00	
11/1/2045	$2,220,000.00	$150,000.00		$61,057.50	$272,115.00
5/1/2046	$2,070,000.00		5.500%	$61,057.50	
11/1/2046	$2,070,000.00	$160,000.00		$56,715.00	$273,430.00
5/1/2047	$1,910,000.00		5.700%	$56,715.00	
11/1/2047	$1,910,000.00	$170,000.00		$52,012.50	$274,025.00
5/1/2048	$1,740,000.00		5.700%	$52,012.50	
11/1/2048	$1,740,000.00	$175,000.00		$47,096.25	$269,192.50
5/1/2049	$1,565,000.00		5.700%	$47,096.25	
11/1/2049	$1,565,000.00	$185,000.00		$41,966.25	$268,932.50
5/1/2050	$1,380,000.00		5.700%	$41,966.25	
11/1/2050	$1,380,000.00	$200,000.00		$36,480.00	$272,960.00
5/1/2051	$1,180,000.00		5.700%	$36,480.00	
11/1/2051	$1,180,000.00	$210,000.00		$30,637.50	$271,275.00
5/1/2052	$970,000.00		5.700%	$30,637.50	
11/1/2052	$970,000.00	$220,000.00		$24,510.00	$269,020.00
5/1/2053	$750,000.00		5.700%	$24,510.00	
11/1/2053	$750,000.00	$235,000.00		$18,026.25	$271,052.50
5/1/2054	$515,000.00		5.700%	$18,026.25	
11/1/2054	$515,000.00	$250,000.00		$11,115.00	$272,230.00
5/1/2055	$265,000.00		5.700%	$11,115.00	
11/1/2055	$265,000.00	$265,000.00		$7,552.50	$272,552.50
		$3,950,000.00		$4,186,429.25	$8,136,429.25

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement
The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense
The District Pays interest Expenses on the debt twice a year.

Cobblestone

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Phase 1- Series 2022-1		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	128	$1,074.65	$919.13	$155.52	17%	$1,233.52	$1,233.52	$0.00	$2,308.17	$2,152.65	$155.52
SF 50'	54	$1,343.31	$1,148.91	$194.40	17%	$1,541.90	$1,541.90	$0.00	$2,885.21	$2,690.81	$194.40
	182										

Phase 1- Series 2022-2		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	30	$1,074.65	$919.13	$155.52	17%	$1,233.83	$1,233.83	$0.00	$2,308.48	$2,152.96	$155.52
SF 50'	64	$1,343.31	$1,148.91	$194.40	17%	$1,542.28	$1,542.28	$0.00	$2,885.59	$2,691.19	$194.40
	94										

Phase 2- Series 2024		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	43	$1,074.65	$919.13	$155.52	17%	$1,403.39	$1,403.39	$0.00	$2,478.04	$2,322.52	$155.52
SF 50'	76	$1,343.31	$1,148.91	$194.40	17%	$1,754.24	$1,754.24	$0.00	$3,097.55	$2,903.15	$194.40
	119										

Phase 3 - Series 2025		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	129	$1,074.65	$919.13	$155.52	17%	$1,403.21	$0.00	$1,403.21	$2,477.86	$919.13	$1,558.73
SF 50'	63	$1,343.31	$1,148.91	$194.40	17%	$1,754.01	$0.00	$1,754.01	$3,097.32	$1,148.91	$1,948.41
	192										

(1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.

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

RESOLUTION 2026-09

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cobblestone Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027"**), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. FUNDING. As indicated in **Exhibits A and B,** the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. **OPERATIONS AND MAINTENANCE DEFICIT FUNDING AGREEMENT.** [RESERVED.**]**

b. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B,** and is hereby found to be fair and reasonable.

ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B.** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. NOTE: The special assessment levied herein for the portion of the Adopted Budget relating to street lights is for the lesser of the term of the street light agreement or 20 years.

iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

c. DEBT SERVICE SPECIAL ASSESSMENTS. The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B.**

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

a. TAX ROLL ASSESSMENTS. If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. DIRECT BILL ASSESSMENTS. [RESERVED.]

c. **FUTURE COLLECTION METHODS.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

d. MAXIMUM RATE. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 26th day of August, 2026.

ATTEST:	**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary / Assistant Secretary	Its:______________________________

Exhibit A: Budget
Exhibit B: Assessment Roll

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cobblestone
Community Development District

FISCAL YEAR 2027

Proposed Budget

August 26, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

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Community Development District

Budget Overview

FY 2027

Cobblestone

Community Development District

Operating Budget

FY 2027

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Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$2,454.00	$0.00	$2,454.00	0%	$0.00
Special Assmnts- Tax Collector	$263,946.00	$269,216.00	$0.00	$269,216.00	2%	$476,606.79
Special Assmnts- CDD Collected	$0.00	$75,025.00	$0.00	$75,025.00	0%	$223,258.38
Developer Contribution	$298,721.00	$219,172.00	$79,549.00	$298,721.00	0%	$0.00
Miscellaneous Revenues	$0.00	$125.00	$0.00	$125.00	0%	$0.00
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$19,064.27
Interest- Tax Collector	$0.00	$635.00	$0.00	$635.00	0%	$0.00
TOTAL REVENUES	**$562,667.00**	**$566,627.00**	**$79,549.00**	**$646,176.00**	**15%**	**$680,800.90**
EXPENDITURES						
Administrative						
Supervisor Fees	$7,200.00	$4,000.00	$3,200.00	$7,200.00	0%	$7,200.00
ProfServ-Dissemination agent	$5,000.00	$4,167.00	$833.00	$5,000.00	0%	$5,000.00
ProfServ-Info Technology	$500.00	$450.00	$50.00	$500.00	0%	$1,200.00
ProfServ-Recording Secretary	$2,400.00	$3,375.00	$0.00	$3,375.00	41%	$2,400.00
Field services	$12,000.00	$9,000.00	$3,000.00	$12,000.00	0%	$18,000.00
District Counsel	$40,000.00	$39,481.00	$519.00	$40,000.00	0%	$40,000.00
District engineer	$10,000.00	$24,745.00	$0.00	$24,745.00	147%	$10,000.00
Administrative Services	$4,500.00	$3,375.00	$1,125.00	$4,500.00	0%	$5,500.00
District manager	$25,000.00	$19,500.00	$5,500.00	$25,000.00	0%	$25,000.00
Accounting services	$9,000.00	$16,050.00	$0.00	$16,050.00	78%	$12,000.00
Website Compliance	$1,800.00	$4,325.00	$0.00	$4,325.00	140%	$3,125.00
Postage, Phone, Faxes, Copies	$500.00	$331.00	$169.00	$500.00	0%	$500.00
Rentals - General	$1,100.00	$1,140.00	$0.00	$1,140.00	4%	$3,600.00
Public Officials Insurance	$2,738.00	$2,580.00	$158.00	$2,738.00	0%	$2,838.00
Legal Advertising	$3,500.00	$577.00	$2,923.00	$3,500.00	0%	$3,500.00
Miscellaneous Services	$250.00	$251.00	$0.00	$251.00	0%	$250.00
Bank Fees	$200.00	$2,461.00	$0.00	$2,461.00	1131%	$200.00
Financial & Revenue Collections	$5,000.00	$8,442.00	$0.00	$8,442.00	69%	$0.00
Website Administration	$1,200.00	$1,800.00	$0.00	$1,800.00	50%	$2,400.00
Office supplies	$100.00	$0.00	$100.00	$100.00	0%	$100.00
Dues, Licenses, Subscriptions	$175.00	$325.00	$0.00	$325.00	86%	$175.00
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$9,532.14
Auditing Services	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00
Misc- non Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	0%	$150.00
Total Administrative	**$132,163.00**	**$146,375.00**	**$17,577.00**	**$163,952.00**	**24%**	**$159,770.14**
Insurance						
Insurance - General Liability	$3,346.00	$3,152.00	$194.00	$3,346.00	0%	$3,467.00
Insurance -Property & Casualty	$10,869.00	$9,961.00	$908.00	$10,869.00	0%	$9,463.00
Total Insurance	**$14,215.00**	**$13,113.00**	**$1,102.00**	**$14,215.00**	**0%**	**$12,930.00**
Water Utility Services						
Utility - Water	$4,500.00	$33,374.00	$0.00	$33,374.00	642%	$4,750.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Total Water Utility Services	**$4,500.00**	**$33,374.00**	**$0.00**	**$33,374.00**	**642%**	**$4,750.00**
Utility Services						
Utility - Electric	$18,000.00	$8,739.00	$9,261.00	$18,000.00	0%	$12,000.00
Street Lights	$75,000.00	$39,310.00	$35,690.00	$75,000.00	0%	$60,000.00
Total Utility Services	**$93,000.00**	**$48,049.00**	**$44,951.00**	**$93,000.00**	**0%**	**$72,000.00**
Amenity						
Garbage Removal	$2,800.00	$0.00	$2,800.00	$2,800.00	0%	$2,800.00
Aquatic Maintenance	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Aquatic Plant replacement	$500.00	$0.00	$500.00	$500.00	0%	$500.00
Security Monitoring Services	$6,300.00	$0.00	$6,300.00	$6,300.00	0%	$6,800.00
Insurance - General Liability	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Insurance -Property & Casualty	$0.00	$0.00	$0.00	$0.00	0%	$0.00
R&M-Other Landscape	$5,000.00	$79,916.00	$0.00	$79,916.00	1498%	$5,000.00
Landscape - Annuals	$14,000.00	$0.00	$14,000.00	$14,000.00	0%	$14,000.00
Landscape - Mulch	$18,500.00	$11,400.00	$7,100.00	$18,500.00	0%	$18,500.00
Plant replacement program	$10,000.00	$10,275.00	$0.00	$10,275.00	3%	$10,000.00
Irrigation Repairs & Maintenance	$12,000.00	$1,821.00	$10,179.00	$12,000.00	0%	$12,000.00
Entry & Walls Maintenance	$1,500.00	$14,946.00	$0.00	$14,946.00	896%	$1,500.00
Roadway Repair & Maintenance	$1,500.00	$320.00	$1,180.00	$1,500.00	0%	$1,500.00
Clubhouse - Facility Janitorial Service	$8,400.00	$8,077.00	$323.00	$8,400.00	0%	$8,400.00
Amenity Center Cleaning & Supplies	$750.00	$0.00	$750.00	$750.00	0%	$750.00
Contracts-Pools	$14,400.00	$19,045.00	$0.00	$19,045.00	32%	$24,000.00
Telephone/Fax/Internet Services	$1,200.00	$1,671.00	$0.00	$1,671.00	39%	$2,200.00
R&M-Pools	$2,500.00	$4,716.00	$0.00	$4,716.00	89%	$2,500.00
Facility A/C & Heating Maintenance & Repair	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$1,000.00
Recreation / Park Facility Maintenance	$7,500.00	$1,745.00	$5,755.00	$7,500.00	0%	$7,500.00
playground equipment and maintenance	$300.00	$0.00	$300.00	$300.00	0%	$2,500.00
Access control maintenance & repair	$4,000.00	$5,708.00	$0.00	$5,708.00	43%	$4,000.00
Dog Waste Station Service & Supplies	$3,900.00	$125.00	$3,775.00	$3,900.00	0%	$5,000.00
Pool Permits	$500.00	$280.00	$220.00	$500.00	0%	$500.00
Misc- Services	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Pressure Washing	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00
Total Amenity	**$116,550.00**	**$160,045.00**	**$54,182.00**	**$214,227.00**	**84%**	**$135,950.00**
Other Physical Environment						
Waterway Management	$9,000.00	$6,600.00	$2,400.00	$9,000.00	0%	$20,400.00
Landscape- Storm Clean Up & Tree Removal	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$5,000.00
ProfServ-Wildlife Management Service	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$1,000.00
Landscape maintenance	$105,000.00	$113,887.00	$0.00	$113,887.00	8%	$179,000.00
Total Other Physical Environment	**$116,000.00**	**$120,487.00**	**$4,400.00**	**$124,887.00**	**8%**	**$205,400.00**
Contingency						
Reserves - Contingency	$90,739.00	$89,837.00	$902.00	$90,739.00	0%	$90,000.00
Total Contingency	**$90,739.00**	**$89,837.00**	**$902.00**	**$90,739.00**	**0%**	**$90,000.00**
TOTAL EXPENDITURES	**$567,167.00**	**$611,280.00**	**$123,114.00**	**$734,394.00**	**29%**	**$680,800.14**
Excess (deficiency) of revenues	-$4,500.00	-$44,653.00	-$43,565.00	-$88,218.00	1860%	$0.76

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Contribution to (Use of) Fund Balance	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance	-$4,500.00	-$44,653.00	-$43,565.00	-$88,218.00	1860%	$0.76
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	-$88,218.00
FUND BALANCE, ENDING	**-$4,500.00**	**-$44,653.00**	**-$43,565.00**	**-$88,218.00**	1860%	**-$88,217.24**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions
The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff
The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management
The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management
The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate
The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees
This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies
This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance
Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report
On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report
Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative
All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2027

Amenity

Pool Monitor
Cost of staff members to facilitate pool safety services.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other
Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection
Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M
Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M
Cost of repairs and maintenance to amenity furniture.

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution
Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance
Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance
Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance
Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies
Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support
Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Entrance Monuments, Gates, Walls R&M
Cost of repairs and regular maintenance for entryways, walls, and gates.

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Pool Maintenance – Contract
Cost of Maintenance for CDD pool facilities.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Community Activities
Cost of recreational events hosted on CDD property.

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity
Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

R&M – Stormwater System
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract
Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring
Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement
The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Cobblestone

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2022-2 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$6,943.00	$0.00	$6,943.00	0%	$0.00
Special Assmnts- Tax Collector	$225,450.00	$206,879.00	$18,571.00	$225,450.00	0%	$135,720.82
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$5,428.83
Special Assmnts- CDD Collected	$0.00	$6,672.00	$0.00	$6,672.00	0%	$0.00
TOTAL REVENUES	**$225,450.00**	**$220,494.00**	**$18,571.00**	**$239,065.00**	**6%**	**$130,291.99**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$2,714.42
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$2,714.42**
Debt Service						
Principal Debt Retirement	$80,000.00	$80,000.00	$0.00	$80,000.00	0%	$40,000.00
Interest Expense	$145,450.00	$146,810.00	$0.00	$146,810.00	1%	$84,050.00
Total Debt Service	**$225,450.00**	**$226,810.00**	**$0.00**	**$226,810.00**	**1%**	**$124,050.00**
TOTAL EXPENDITURES	**$225,450.00**	**$226,810.00**	**$0.00**	**$226,810.00**		**$126,764.42**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	-$6,316.00	$18,571.00	$12,255.00	0%	$3,527.57
Net change in fund balance	$0.00	-$6,316.00	$18,571.00	$12,255.00	0%	$3,527.57
FUND BALANCE, BEGINNING	$214,528.00	$214,528.00	$0.00	$214,528.00	0%	$226,783.00
FUND BALANCE, ENDING	**$214,528.00**	**$208,212.00**	**$18,571.00**	**$226,783.00**	6%	**$230,310.57**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2022-2 Bonds	$2,085,000.00	$2,045,000.00	$2,005,000.00	$1,965,000.00

Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	$2,005,000.00			$42,025.00	$42,025.00
5/1/2027	$2,005,000.00	$40,000.00	3.400%	$42,025.00	$82,025.00
11/1/2027	$1,965,000.00			$41,345.00	$41,345.00
5/1/2028	$1,965,000.00	$45,000.00	3.800%	$41,345.00	$86,345.00
11/1/2028	$1,920,000.00			$40,490.00	$40,490.00
5/1/2029	$1,920,000.00	$45,000.00	3.800%	$40,490.00	$85,490.00
11/1/2029	$1,875,000.00			$39,635.00	$39,635.00
5/1/2030	$1,875,000.00	$45,000.00	3.800%	$39,635.00	$84,635.00
11/1/2030	$1,830,000.00			$38,780.00	$38,780.00
5/1/2031	$1,830,000.00	$50,000.00	3.800%	$38,780.00	$88,780.00
11/1/2031	$1,780,000.00			$37,830.00	$37,830.00
5/1/2032	$1,780,000.00	$50,000.00	3.800%	$37,830.00	$87,830.00
11/1/2032	$1,730,000.00			$36,880.00	$36,880.00
5/1/2033	$1,730,000.00	$50,000.00	4.200%	$36,880.00	$86,880.00
11/1/2033	$1,680,000.00			$35,830.00	$35,830.00
5/1/2034	$1,680,000.00	$55,000.00	4.200%	$35,830.00	$90,830.00
11/1/2034	$1,625,000.00			$34,675.00	$34,675.00
5/1/2035	$1,625,000.00	$55,000.00	4.200%	$34,675.00	$89,675.00
11/1/2035	$1,570,000.00			$33,520.00	$33,520.00
5/1/2036	$1,570,000.00	$60,000.00	4.200%	$33,520.00	$93,520.00
11/1/2036	$1,510,000.00			$32,260.00	$32,260.00
5/1/2037	$1,510,000.00	$60,000.00	4.200%	$32,260.00	$92,260.00
11/1/2037	$1,450,000.00			$31,000.00	$31,000.00
5/1/2038	$1,450,000.00	$65,000.00	4.200%	$31,000.00	$96,000.00
11/1/2038	$1,385,000.00			$29,635.00	$29,635.00
5/1/2039	$1,385,000.00	$65,000.00	4.200%	$29,635.00	$94,635.00
11/1/2039	$1,320,000.00			$28,270.00	$28,270.00
5/1/2040	$1,320,000.00	$70,000.00	4.200%	$28,270.00	$98,270.00
11/1/2040	$1,250,000.00			$26,800.00	$26,800.00
5/1/2041	$1,250,000.00	$75,000.00	4.200%	$26,800.00	$101,800.00
11/1/2041	$1,175,000.00			$25,225.00	$25,225.00
5/1/2042	$1,175,000.00	$75,000.00	4.200%	$25,225.00	$100,225.00
11/1/2042	$1,100,000.00			$23,650.00	$23,650.00
5/1/2043	$1,100,000.00	$80,000.00	4.300%	$23,650.00	$103,650.00
11/1/2043	$1,020,000.00			$21,930.00	$21,930.00
5/1/2044	$1,020,000.00	$85,000.00	4.300%	$21,930.00	$106,930.00
11/1/2044	$935,000.00			$20,102.50	$20,102.50
5/1/2045	$935,000.00	$85,000.00	4.300%	$20,102.50	$105,102.50
11/1/2045	$850,000.00			$18,275.00	$18,275.00
5/1/2046	$850,000.00	$90,000.00	4.300%	$18,275.00	$108,275.00
11/1/2046	$760,000.00			$16,340.00	$16,340.00
5/1/2047	$760,000.00	$95,000.00	4.300%	$16,340.00	$111,340.00
11/1/2047	$665,000.00			$14,297.50	$14,297.50
5/1/2048	$665,000.00	$100,000.00	4.300%	$14,297.50	$114,297.50
11/1/2048	$565,000.00			$12,147.50	$12,147.50
5/1/2049	$565,000.00	$105,000.00	4.300%	$12,147.50	$117,147.50
11/1/2049	$460,000.00			$9,890.00	$9,890.00
5/1/2050	$460,000.00	$110,000.00	4.300%	$9,890.00	$119,890.00
11/1/2050	$350,000.00			$7,525.00	$7,525.00
5/1/2051	$350,000.00	$115,000.00	4.300%	$7,525.00	$122,525.00
11/1/2051	$235,000.00			$5,052.50	$5,052.50
5/1/2052	$235,000.00	$115,000.00	4.300%	$5,052.50	$120,052.50
11/1/2052	$120,000.00			$2,580.00	$2,580.00
5/1/2053	$120,000.00	$120,000.00	4.300%	$2,580.00	$122,580.00
11/1/2053	$0.00				
		$2,125,000.00		**$1,767,764.17**	**$3,892,764.17**

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2022-1 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$4,357.00	$0.00	$4,357.00	0%	$0.00
Special Assmnts- Tax Collector	$124,730.00	$139,395.00	$0.00	$139,395.00	12%	$241,153.16
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$9,646.13
Special Assmnts- CDD Collected	$0.00	$4,480.00	$0.00	$4,480.00	0%	$0.00
TOTAL REVENUES	**$124,730.00**	**$148,232.00**	**$0.00**	**$148,232.00**	**19%**	**$231,507.03**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$4,823.06
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$4,823.06**
Debt Service						
Principal Debt Retirement	$40,000.00	$40,000.00	$0.00	$40,000.00	0%	$80,000.00
Interest Expense	$84,730.00	$85,410.00	$0.00	$85,410.00	1%	$144,090.00
Total Debt Service	**$124,730.00**	**$125,410.00**	**$0.00**	**$125,410.00**	**1%**	**$224,090.00**
TOTAL EXPENDITURES	**$124,730.00**	**$125,410.00**	**$0.00**	**$125,410.00**		**$228,913.06**
Excess (deficiency) of revenues						
Over (under) expenditures	$0.00	$22,822.00	$0.00	$22,822.00	0%	$2,593.97
Net change in fund balance	$0.00	$22,822.00	$0.00	$22,822.00	0%	$2,593.97
FUND BALANCE, BEGINNING	$117,593.00	$117,593.00	$0.00	$117,593.00	0%	$140,415.00
FUND BALANCE, ENDING	**$117,593.00**	**$140,415.00**	**$0.00**	**$140,415.00**	19%	**$143,008.97**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2022-1 Bonds	$2,780,000.00	$2,705,000.00	$2,625,000.00	$2,545,000.00

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	$2,625,000.00			$72,045.00	$72,045.00
5/1/2027	$2,625,000.00	$80,000.00	3.400%	$72,045.00	$152,045.00
11/1/2027	$2,545,000.00			$70,685.00	$70,685.00
5/1/2028	$2,545,000.00	$85,000.00	3.800%	$70,685.00	$155,685.00
11/1/2028	$2,460,000.00			$69,070.00	$69,070.00
5/1/2029	$2,460,000.00	$90,000.00	3.800%	$69,070.00	$159,070.00
11/1/2029	$2,370,000.00			$67,360.00	$67,360.00
5/1/2030	$2,370,000.00	$90,000.00	3.800%	$67,360.00	$157,360.00
11/1/2030	$2,280,000.00			$65,650.00	$65,650.00
5/1/2031	$2,280,000.00	$95,000.00	3.800%	$65,650.00	$160,650.00
11/1/2031	$2,185,000.00			$63,845.00	$63,845.00
5/1/2032	$2,185,000.00	$100,000.00	3.800%	$63,845.00	$163,845.00
11/1/2032	$2,085,000.00			$61,945.00	$61,945.00
5/1/2033	$2,085,000.00	$105,000.00	4.200%	$61,945.00	$166,945.00
11/1/2033	$1,980,000.00			$59,740.00	$59,740.00
5/1/2034	$1,980,000.00	$105,000.00	4.200%	$59,740.00	$164,740.00
11/1/2034	$1,875,000.00			$57,535.00	$57,535.00
5/1/2035	$1,875,000.00	$110,000.00	4.200%	$57,535.00	$167,535.00
11/1/2035	$1,765,000.00			$55,225.00	$55,225.00
5/1/2036	$1,765,000.00	$115,000.00	4.200%	$55,225.00	$170,225.00
11/1/2036	$1,650,000.00			$52,810.00	$52,810.00
5/1/2037	$1,650,000.00	$120,000.00	4.200%	$52,810.00	$172,810.00
11/1/2037	$1,530,000.00			$50,290.00	$50,290.00
5/1/2038	$1,530,000.00	$125,000.00	4.200%	$50,290.00	$175,290.00
11/1/2038	$1,405,000.00			$47,665.00	$47,665.00
5/1/2039	$1,405,000.00	$130,000.00	4.200%	$47,665.00	$177,665.00
11/1/2039	$1,275,000.00			$44,935.00	$44,935.00
5/1/2040	$1,275,000.00	$135,000.00	4.200%	$44,935.00	$179,935.00
11/1/2040	$1,140,000.00			$42,100.00	$42,100.00
5/1/2041	$1,140,000.00	$145,000.00	4.200%	$42,100.00	$187,100.00
11/1/2041	$995,000.00			$39,055.00	$39,055.00
5/1/2042	$995,000.00	$150,000.00	4.200%	$39,055.00	$189,055.00
11/1/2042	$845,000.00			$35,905.00	$35,905.00
5/1/2043	$845,000.00	$155,000.00	4.300%	$35,905.00	$190,905.00
11/1/2043	$690,000.00			$32,572.50	$32,572.50
5/1/2044	$690,000.00	$160,000.00	4.300%	$32,572.50	$192,572.50
11/1/2044	$530,000.00			$29,132.50	$29,132.50
5/1/2045	$530,000.00	$170,000.00	4.300%	$29,132.50	$199,132.50
11/1/2045	$360,000.00			$25,477.50	$25,477.50
5/1/2046	$360,000.00	$175,000.00	4.300%	$25,477.50	$200,477.50
11/1/2046	$185,000.00			$21,715.00	$21,715.00
5/1/2047	$185,000.00	$185,000.00	4.300%	$21,715.00	$206,715.00
11/1/2047				$17,737.50	$17,737.50
		$2,925,000.00		**$2,762,480.00**	**$5,687,480.00**

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2024 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$6,162.00	$0.00	$6,162.00	0%	$0.00
Special Assmnts- Tax Collector	$178,190.00	$179,867.00	$0.00	$179,867.00	1%	$193,668.09
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$7,746.72
Special Assmnts- CDD Collected	$0.00	$5,929.00	$0.00	$5,929.00	0%	$0.00
TOTAL REVENUES	**$178,190.00**	**$191,958.00**	**$0.00**	**$191,958.00**	**8%**	**$185,921.36**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$3,873.36
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$3,873.36**
Debt Service						
Principal Debt Retirement	$40,000.00	$40,000.00	$0.00	$40,000.00	0%	$45,000.00
Interest Expense	$138,190.00	$139,100.00	$0.00	$139,100.00	1%	$137,280.00
Total Debt Service	**$178,190.00**	**$179,100.00**	**$0.00**	**$179,100.00**	**1%**	**$182,280.00**
TOTAL EXPENDITURES	**$178,190.00**	**$179,100.00**	**$0.00**	**$179,100.00**		**$186,153.36**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$12,858.00	$0.00	$12,858.00	0%	-$232.00
Net change in fund balance	$0.00	$12,858.00	$0.00	$12,858.00	0%	-$232.00
FUND BALANCE, BEGINNING	$179,623.00	$179,623.00	$0.00	$179,623.00	0%	$192,481.00
FUND BALANCE, ENDING	**$179,623.00**	**$192,481.00**	**$0.00**	**$192,481.00**	7%	**$192,249.00**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024	**11/1/2025**	**11/1/2026**		**11/1/2027**
Series 2024 Bonds	$2,590,000.00	$2,550,000.00	$2,510,000.00		$2,465,000.00

Special Assessment Revenue Bonds, Series 2024

Period Ending	Outstanding Principal		Principal		Coupon	Interest		Debt Service	
11/1/2026	$	2,510,000				$	68,640	$	68,640
5/1/2027	$	2,510,000	$	45,000	4.550%	$	68,640	$	113,640
11/1/2027	$	2,465,000				$	67,616	$	67,616
5/1/2028	$	2,465,000	$	45,000	4.550%	$	67,616	$	112,616
11/1/2028	$	2,420,000				$	66,593	$	66,593
5/1/2029	$	2,420,000	$	50,000	4.550%	$	66,593	$	116,593
11/1/2029	$	2,370,000				$	65,455	$	65,455
5/1/2030	$	2,370,000	$	50,000	4.550%	$	65,455	$	115,455
11/1/2030	$	2,320,000				$	64,318	$	64,318
5/1/2031	$	2,320,000	$	50,000	4.550%	$	64,318	$	114,318
11/1/2031	$	2,270,000				$	63,180	$	63,180
5/1/2032	$	2,270,000	$	55,000	5.400%	$	63,180	$	118,180
11/1/2032	$	2,215,000				$	61,695	$	61,695
5/1/2033	$	2,215,000	$	60,000	5.400%	$	61,695	$	121,695
11/1/2033	$	2,155,000				$	60,075	$	60,075
5/1/2034	$	2,155,000	$	60,000	5.400%	$	60,075	$	120,075
11/1/2034	$	2,095,000				$	58,455	$	58,455
5/1/2035	$	2,095,000	$	65,000	5.400%	$	58,455	$	123,455
11/1/2035	$	2,030,000				$	56,700	$	56,700
5/1/2036	$	2,030,000	$	70,000	5.400%	$	56,700	$	126,700
11/1/2036	$	1,960,000				$	54,810	$	54,810
5/1/2037	$	1,960,000	$	70,000	5.400%	$	54,810	$	124,810
11/1/2037	$	1,890,000				$	52,920	$	52,920
5/1/2038	$	1,890,000	$	75,000	5.400%	$	52,920	$	127,920
11/1/2038	$	1,815,000				$	50,895	$	50,895
5/1/2039	$	1,815,000	$	80,000	5.400%	$	50,895	$	130,895
11/1/2039	$	1,735,000				$	48,735	$	48,735
5/1/2040	$	1,735,000	$	85,000	5.400%	$	48,735	$	133,735
11/1/2040	$	1,650,000				$	46,440	$	46,440
5/1/2041	$	1,650,000	$	90,000	5.400%	$	46,440	$	136,440
11/1/2041	$	1,560,000				$	44,010	$	44,010
5/1/2042	$	1,560,000	$	95,000	5.400%	$	44,010	$	139,010
11/1/2042	$	1,465,000				$	41,445	$	41,445
5/1/2043	$	1,465,000	$	100,000	5.400%	$	41,445	$	141,445
11/1/2043	$	1,365,000				$	38,745	$	38,745
5/1/2044	$	1,365,000	$	105,000	5.400%	$	38,745	$	143,745
11/1/2044	$	1,260,000				$	35,910	$	35,910
5/1/2045	$	1,260,000	$	110,000	5.700%	$	35,910	$	145,910
11/1/2045	$	1,150,000				$	32,775	$	32,775
5/1/2046	$	1,150,000	$	115,000	5.700%	$	32,775	$	147,775
11/1/2046	$	1,035,000				$	29,498	$	29,498
5/1/2047	$	1,035,000	$	125,000	5.700%	$	29,498	$	154,498
11/1/2047	$	910,000				$	25,935	$	25,935
5/1/2048	$	910,000	$	130,000	5.700%	$	25,935	$	155,935
11/1/2048	$	780,000				$	22,230	$	22,230
5/1/2049	$	780,000	$	140,000	5.700%	$	22,230	$	162,230
11/1/2049	$	640,000				$	18,240	$	18,240
5/1/2050	$	640,000	$	145,000	5.700%	$	18,240	$	163,240
11/1/2050	$	495,000				$	14,108	$	14,108
5/1/2051	$	495,000	$	155,000	5.700%	$	14,108	$	169,108
11/1/2051	$	340,000				$	9,690	$	9,690
5/1/2052	$	340,000	$	165,000	5.700%	$	9,690	$	174,690
11/1/2052	$	175,000				$	4,988	$	4,988
5/1/2053	$	175,000	$	175,000	5.700%	$	4,988	$	179,988
11/1/2053	$	-							
			$	2,590,000		$	2,688,609	$	5,278,609

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2025 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$3,146.00	$0.00	$3,146.00	0%	$0.00
Special Assmnts- Tax Collector	$0.00	$3,228.00	$0.00	$3,228.00	0%	$0.00
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Special Assmnts- CDD Collected	$0.00	$68,506.00	$0.00	$68,506.00	0%	$274,025.72
Developer Contributions	$0.00	$205,519.00	$0.00	$205,519.00	0%	$0.00
TOTAL REVENUES	**$0.00**	**$280,399.00**	**$0.00**	**$280,399.00**	**0%**	**$274,025.72**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$0.00**
Debt Service						
Principal Debt Retirement	$0.00	$55,000.00	$0.00	$55,000.00	0%	$60,000.00
Interest Expense	$0.00	$111,779.00	$0.00	$111,779.00	0%	$218,136.75
Total Debt Service	**$0.00**	**$166,779.00**	**$0.00**	**$166,779.00**	**0%**	**$278,136.75**
TOTAL EXPENDITURES	**$0.00**	**$166,779.00**	**$0.00**	**$166,779.00**		**$278,136.75**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$113,620.00	$0.00	$113,620.00	0%	-$4,111.03
OTHER FINANCING SOURCES (USES)						
Interfund Transfer- In	$0.00	$241.00	$0.00	$241.00	0%	$0.00
Bond Proceeds	$0.00	$137,013.00	$0.00	$137,013.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$137,254.00**	**$0.00**	**$137,254.00**		**$0.00**
Net change in fund balance	$0.00	$250,874.00	$0.00	$250,874.00	0%	-$4,111.03
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	$250,874.00
FUND BALANCE, ENDING	**$0.00**	**$250,874.00**	**$0.00**	**$250,874.00**	0%	**$246,762.97**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024	**11/1/2025**	**11/1/2026**		**11/1/2027**
Series 2025 Bonds	$2,590,000.00	$2,550,000.00	$2,510,000.00		$2,465,000.00

Special Assessment Revenue Bonds, Series 2024

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service
11/1/2026	$3,950,000.00	$55,000.00		$109,068.38	$273,136.75
5/1/2027	$3,895,000.00		4.500%	$109,068.38	
11/1/2027	$3,895,000.00	$60,000.00		$105,682.50	$271,365.00
5/1/2028	$3,835,000.00		4.500%	$105,682.50	
11/1/2028	$3,835,000.00	$65,000.00		$104,276.25	$273,552.50
5/1/2029	$3,770,000.00		4.500%	$104,276.25	
11/1/2029	$3,770,000.00	$65,000.00		$102,813.75	$270,627.50
5/1/2030	$3,705,000.00		4.500%	$102,813.75	
11/1/2030	$3,705,000.00	$70,000.00		$101,295.00	$272,590.00
5/1/2031	$3,635,000.00		4.500%	$101,295.00	
11/1/2031	$3,635,000.00	$70,000.00		$99,720.00	$269,440.00
5/1/2032	$3,565,000.00		4.500%	$99,720.00	
11/1/2032	$3,565,000.00	$75,000.00		$98,088.75	$271,177.50
5/1/2033	$3,490,000.00		4.500%	$98,088.75	
11/1/2033	$3,490,000.00	$80,000.00		$96,345.00	$272,690.00
5/1/2034	$3,410,000.00		5.500%	$96,345.00	
11/1/2034	$3,410,000.00	$80,000.00		$94,545.00	$269,090.00
5/1/2035	$3,330,000.00		5.500%	$94,545.00	
11/1/2035	$3,330,000.00	$85,000.00		$92,476.25	$269,952.50
5/1/2036	$3,245,000.00		5.500%	$92,476.25	
11/1/2036	$3,245,000.00	$90,000.00		$90,070.00	$270,140.00
5/1/2037	$3,155,000.00		5.500%	$90,070.00	
11/1/2037	$3,155,000.00	$95,000.00		$87,526.25	$270,052.50
5/1/2038	$3,060,000.00		5.500%	$87,526.25	
11/1/2038	$3,060,000.00	$100,000.00		$84,845.00	$269,690.00
5/1/2039	$2,960,000.00		5.500%	$84,845.00	
11/1/2039	$2,960,000.00	$105,000.00		$82,026.25	$269,052.50
5/1/2040	$2,855,000.00		5.500%	$82,026.25	
11/1/2040	$2,855,000.00	$115,000.00		$79,001.25	$273,002.50
5/1/2041	$2,740,000.00		5.500%	$79,001.25	
11/1/2041	$2,740,000.00	$120,000.00		$75,770.00	$271,540.00
5/1/2042	$2,620,000.00		5.500%	$75,770.00	
11/1/2042	$2,620,000.00	$125,000.00		$72,401.25	$269,802.50
5/1/2043	$2,495,000.00		5.500%	$72,401.25	
11/1/2043	$2,495,000.00	$135,000.00		$68,826.25	$272,652.50
5/1/2044	$2,360,000.00		5.500%	$68,826.25	
11/1/2044	$2,360,000.00	$140,000.00		$65,045.00	$270,090.00
5/1/2045	$2,220,000.00		5.500%	$65,045.00	
11/1/2045	$2,220,000.00	$150,000.00		$61,057.50	$272,115.00
5/1/2046	$2,070,000.00		5.500%	$61,057.50	
11/1/2046	$2,070,000.00	$160,000.00		$56,715.00	$273,430.00
5/1/2047	$1,910,000.00		5.700%	$56,715.00	
11/1/2047	$1,910,000.00	$170,000.00		$52,012.50	$274,025.00
5/1/2048	$1,740,000.00		5.700%	$52,012.50	
11/1/2048	$1,740,000.00	$175,000.00		$47,096.25	$269,192.50
5/1/2049	$1,565,000.00		5.700%	$47,096.25	
11/1/2049	$1,565,000.00	$185,000.00		$41,966.25	$268,932.50
5/1/2050	$1,380,000.00		5.700%	$41,966.25	
11/1/2050	$1,380,000.00	$200,000.00		$36,480.00	$272,960.00
5/1/2051	$1,180,000.00		5.700%	$36,480.00	
11/1/2051	$1,180,000.00	$210,000.00		$30,637.50	$271,275.00
5/1/2052	$970,000.00		5.700%	$30,637.50	
11/1/2052	$970,000.00	$220,000.00		$24,510.00	$269,020.00
5/1/2053	$750,000.00		5.700%	$24,510.00	
11/1/2053	$750,000.00	$235,000.00		$18,026.25	$271,052.50
5/1/2054	$515,000.00		5.700%	$18,026.25	
11/1/2054	$515,000.00	$250,000.00		$11,115.00	$272,230.00
5/1/2055	$265,000.00		5.700%	$11,115.00	
11/1/2055	$265,000.00	$265,000.00		$7,552.50	$272,552.50
		$3,950,000.00		$4,186,429.25	$8,136,429.25

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement
The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense
The District Pays interest Expenses on the debt twice a year.

Cobblestone

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Phase 1- Series 2022-1

		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	128	$1,074.65	$919.13	$155.52	17%	$1,233.52	$1,233.52	$0.00	$2,308.17	$2,152.65	$155.52
SF 50'	54	$1,343.31	$1,148.91	$194.40	17%	$1,541.90	$1,541.90	$0.00	$2,885.21	$2,690.81	$194.40
	182										

Phase 1- Series 2022-2

		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	30	$1,074.65	$919.13	$155.52	17%	$1,233.83	$1,233.83	$0.00	$2,308.48	$2,152.96	$155.52
SF 50'	64	$1,343.31	$1,148.91	$194.40	17%	$1,542.28	$1,542.28	$0.00	$2,885.59	$2,691.19	$194.40
	94										

Phase 2- Series 2024

		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	43	$1,074.65	$919.13	$155.52	17%	$1,403.39	$1,403.39	$0.00	$2,478.04	$2,322.52	$155.52
SF 50'	76	$1,343.31	$1,148.91	$194.40	17%	$1,754.24	$1,754.24	$0.00	$3,097.55	$2,903.15	$194.40
	119										

Phase 3 - Series 2025

		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	129	$1,074.65	$919.13	$155.52	17%	$1,403.21	$0.00	$1,403.21	$2,477.86	$919.13	$1,558.73
SF 50'	63	$1,343.31	$1,148.91	$194.40	17%	$1,754.01	$0.00	$1,754.01	$3,097.32	$1,148.91	$1,948.41
	192										

(1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.

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

PARCELID	CODE	AMOUNT	Count
26-26-21-0060-OS600-0000	COBSTN	-	
27-26-21-0070-00000-0060	COBSTN	-	
23-26-21-0100-00000-3080	COBSTN	1,403.39	1
22-26-21-0100-00000-2860	COBSTN	1,754.24	1
23-26-21-0100-00000-3180	COBSTN	1,403.39	1
22-26-21-0100-00000-2850	COBSTN	1,754.24	1
22-26-21-0100-00000-2920	COBSTN	1,754.24	1
22-26-21-0090-00000-3760	COBSTN	1,754.24	1
23-26-21-0100-00000-3000	COBSTN	1,403.39	1
23-26-21-0100-00000-3140	COBSTN	1,403.39	1
22-26-21-0100-00000-2820	COBSTN	1,754.24	1
23-26-21-0100-00000-3130	COBSTN	1,403.39	1
23-26-21-0090-W14A0-0000	COBSTN	-	
22-26-21-0090-00000-3630	COBSTN	1,754.24	1
22-26-21-0090-00000-3390	COBSTN	1,754.24	1
22-26-21-0090-00000-3450	COBSTN	1,754.24	1
22-26-21-0100-00000-2930	COBSTN	1,754.24	1
22-26-21-0090-00000-3350	COBSTN	1,754.24	1
22-26-21-0090-00000-3590	COBSTN	1,754.24	1
22-26-21-0090-OS120-0000	COBSTN	-	
22-26-21-0090-00000-3310	COBSTN	1,754.24	1
22-26-21-0090-00000-3550	COBSTN	1,754.24	1
22-26-21-0090-00000-3250	COBSTN	1,754.24	1
22-26-21-0090-00000-3640	COBSTN	1,754.24	1
26-26-21-0060-00000-2740	COBSTN	-	
27-26-21-0060-00000-0530	COBSTN	-	
27-26-21-0060-00000-0600	COBSTN	-	
27-26-21-0070-00000-0150	COBSTN	-	
27-26-21-0060-00000-1380	COBSTN	-	
26-26-21-0060-00000-2450	COBSTN	-	
23-26-21-0020-07100-0020	COBSTN	-	
27-26-21-0060-00000-1280	COBSTN	-	
26-26-21-0060-00000-2480	COBSTN	-	
27-26-21-0060-00000-1500	COBSTN	-	
27-26-21-0060-00000-1700	COBSTN	-	
27-26-21-0060-00000-0570	COBSTN	-	
27-26-21-0060-SW100-0000	COBSTN	-	
27-26-21-0070-00000-0260	COBSTN	-	
26-26-21-0060-00000-1980	COBSTN	-	
27-26-21-0060-00000-0370	COBSTN	-	
26-26-21-0060-LS100-0000	COBSTN	-	
27-26-21-0060-00000-0340	COBSTN	-	
27-26-21-0060-00000-1560	COBSTN	-	
27-26-21-0060-00000-1400	COBSTN	-	
26-26-21-0060-00000-1840	COBSTN	-	
27-26-21-0060-00000-0650	COBSTN	-	
26-26-21-0060-00000-2670	COBSTN	-	
26-26-21-0060-ROWA2-0000	COBSTN	-	

27-26-21-0070-00000-0090	COBSTN	-	
23-26-21-0020-11800-0000	COBSTN	-	
23-26-21-0100-00000-3050	COBSTN	1,403.39	1
23-26-21-0100-00000-3160	COBSTN	1,403.39	1
23-26-21-0100-00000-3100	COBSTN	1,403.39	1
23-26-21-0100-00000-3170	COBSTN	1,403.39	1
22-26-21-0090-00000-3300	COBSTN	1,754.24	1
23-26-21-0090-00000-3850	COBSTN	1,754.24	1
23-26-21-0100-00000-3090	COBSTN	1,403.39	1
22-26-21-0090-00000-3210	COBSTN	1,754.24	1
22-26-21-0090-00000-3230	COBSTN	1,754.24	1
22-26-21-0090-00000-3260	COBSTN	1,754.24	1
22-26-21-0090-00000-3340	COBSTN	1,754.24	1
22-26-21-0090-OS300-0000	COBSTN	-	
22-26-21-0090-00000-3420	COBSTN	1,754.24	1
23-26-21-0090-ROW30-0000	COBSTN	-	
22-26-21-0090-00000-3360	COBSTN	1,754.24	1
22-26-21-0090-00000-3400	COBSTN	1,754.24	1
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27-26-21-0060-00000-1540	COBSTN	-	
27-26-21-0060-00000-1580	COBSTN	-	
27-26-21-0060-00000-0710	COBSTN	-	
26-26-21-0060-00000-2040	COBSTN	-	
27-26-21-0070-00000-0180	COBSTN	-	
27-26-21-0060-00000-0620	COBSTN	-	
26-26-21-0060-00000-2230	COBSTN	-	
22-26-21-0090-00000-3790	COBSTN	1,754.24	1
27-26-21-0060-00000-0610	COBSTN	-	
26-26-21-0060-00000-2190	COBSTN	-	
27-26-21-0060-00000-0450	COBSTN	-	
27-26-21-0060-00000-0980	COBSTN	-	
26-26-21-0060-00000-2540	COBSTN	-	
26-26-21-0060-00000-2730	COBSTN	-	
27-26-21-0060-00000-0580	COBSTN	-	
27-26-21-0060-ROWA2-0000	COBSTN	-	
27-26-21-0060-0W200-0000	COBSTN	-	
27-26-21-0060-00000-1080	COBSTN	-	
26-26-21-0060-00000-2510	COBSTN	-	
27-26-21-0070-00000-0240	COBSTN	-	
26-26-21-0060-00000-2350	COBSTN	-	
27-26-21-0070-00000-0070	COBSTN	-	
27-26-21-0070-00000-0280	COBSTN	-	
27-26-21-0060-00000-0590	COBSTN	-	
27-26-21-0060-00000-1050	COBSTN	-	
27-26-21-0060-00000-1360	COBSTN	-	
27-26-21-0060-00000-0700	COBSTN	-	
26-26-21-0060-00000-2560	COBSTN	-	
27-26-21-0060-00000-1370	COBSTN	-	
27-26-21-0060-00000-1710	COBSTN	-	

26-26-21-0060-00000-2000	COBSTN	-	
22-26-21-0100-00000-2800	COBSTN	1,754.24	1
22-26-21-0100-00000-2830	COBSTN	1,754.24	1
23-26-21-0100-00000-3110	COBSTN	1,403.39	1
22-26-21-0100-00000-2970	COBSTN	1,403.39	1
23-26-21-0100-00000-3040	COBSTN	1,403.39	1
22-26-21-0100-00000-2940	COBSTN	1,754.24	1
23-26-21-0100-00000-3020	COBSTN	1,403.39	1
23-26-21-0100-00000-3150	COBSTN	1,403.39	1
22-26-21-0100-00000-2840	COBSTN	1,754.24	1
22-26-21-0100-00000-2910	COBSTN	1,754.24	1
22-26-21-0090-00000-3460	COBSTN	1,754.24	1
22-26-21-0100-00000-2950	COBSTN	1,754.24	1
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23-26-21-0100-00000-3060	COBSTN	1,403.39	1
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22-26-21-0100-00000-2790	COBSTN	1,754.24	1
22-26-21-0090-00000-3510	COBSTN	1,754.24	1
22-26-21-0090-00000-3670	COBSTN	1,754.24	1
22-26-21-0090-00000-3290	COBSTN	1,754.24	1
22-26-21-0090-00000-3710	COBSTN	1,754.24	1
22-26-21-0090-00000-3730	COBSTN	1,754.24	1
23-26-21-0090-00000-3940	COBSTN	1,754.24	1
22-26-21-0090-00000-3280	COBSTN	1,754.24	1
22-26-21-0090-00000-3190	COBSTN	1,754.24	1
23-26-21-0090-00000-3820	COBSTN	1,754.24	1
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27-26-21-0060-00000-1550	COBSTN	-	
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27-26-21-0060-00000-1120	COBSTN	-	
27-26-21-0060-00000-1230	COBSTN	-	
27-26-21-0060-00000-0920	COBSTN	-	
27-26-21-0060-00000-0500	COBSTN	-	
27-26-21-0060-00000-0380	COBSTN	-	
27-26-21-0070-00000-0160	COBSTN	-	
27-26-21-0060-00000-0410	COBSTN	-	
26-26-21-0060-0P100-0000	COBSTN	-	
27-26-21-0060-0OS10-0000	COBSTN	-	
27-26-21-0060-OS140-0000	COBSTN	-	
26-26-21-0060-OS700-0000	COBSTN	-	
27-26-21-0070-00000-0040	COBSTN	-	
26-26-21-0060-00000-2210	COBSTN	-	
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26-26-21-0060-00000-2410	COBSTN	-	
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26-26-21-0060-00000-2650	COBSTN	-	

27-26-21-0070-00000-0220	COBSTN	-	
27-26-21-0060-00000-1310	COBSTN	-	
27-26-21-0060-00000-1250	COBSTN	-	
27-26-21-0060-00000-1350	COBSTN	-	
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27-26-21-0060-00000-0490	COBSTN	-	
27-26-21-0060-00000-0320	COBSTN	-	
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26-26-21-0060-00000-2520	COBSTN	-	
27-26-21-0060-00000-0400	COBSTN	-	
26-26-21-0060-00000-1870	COBSTN	-	
27-26-21-0060-00000-1470	COBSTN	-	
26-26-21-0060-00000-2200	COBSTN	-	
26-26-21-0060-00000-2470	COBSTN	-	
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22-26-21-0090-00000-3480	COBSTN	1,754.24	1
27-26-21-0060-00000-0560	COBSTN	-	
27-26-21-0060-00000-1220	COBSTN	-	
27-26-21-0060-00000-1190	COBSTN	-	
27-26-21-0070-00000-0230	COBSTN	-	
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26-26-21-0060-00000-2070	COBSTN	-	
22-26-21-0090-00000-3430	COBSTN	1,754.24	1
27-26-21-0060-00000-0750	COBSTN	-	
26-26-21-0060-00000-2430	COBSTN	-	
27-26-21-0060-00000-1270	COBSTN	-	
26-26-21-0060-00000-1750	COBSTN	-	
27-26-21-0060-00000-0940	COBSTN	-	
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26-26-21-0060-00000-1930	COBSTN	-	
26-26-21-0060-00000-1770	COBSTN	-	
27-26-21-0070-00000-0250	COBSTN	-	
26-26-21-0060-00000-2010	COBSTN	-	

27-26-21-0060-00000-1140	COBSTN	-	
26-26-21-0060-00000-2290	COBSTN	-	
27-26-21-0060-00000-0890	COBSTN	-	
26-26-21-0060-00000-2760	COBSTN	-	
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27-26-21-0060-00000-0670	COBSTN	-	
27-26-21-0060-00000-1610	COBSTN	-	
26-26-21-0060-00000-2570	COBSTN	-	
27-26-21-0060-00000-0990	COBSTN	-	
26-26-21-0060-00000-2030	COBSTN	-	
26-26-21-0060-00000-2390	COBSTN	-	
26-26-21-0060-00000-2370	COBSTN	-	
27-26-21-0060-00000-1070	COBSTN	-	
26-26-21-0060-00000-2090	COBSTN	-	
26-26-21-0060-00000-2440	COBSTN	-	
26-26-21-0060-00000-1940	COBSTN	-	
26-26-21-0060-00000-2690	COBSTN	-	
26-26-21-0060-00000-2220	COBSTN	-	
26-26-21-0060-00000-2080	COBSTN	-	
26-26-21-0060-00000-1810	COBSTN	-	
26-26-21-0060-SW200-0000	COBSTN	-	
27-26-21-0060-00000-1740	COBSTN	-	
27-26-21-0060-00000-1730	COBSTN	-	
27-26-21-0070-00000-0120	COBSTN	-	
27-26-21-0070-00000-0100	COBSTN	-	
26-26-21-0060-00000-2240	COBSTN	-	
27-26-21-0070-00000-0030	COBSTN	-	
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23-26-21-0100-00000-2980	COBSTN	1,403.39	1
23-26-21-0100-00000-3010	COBSTN	1,403.39	1
22-26-21-0090-00000-3620	COBSTN	1,754.24	1
22-26-21-0090-00000-3720	COBSTN	1,754.24	1
22-26-21-0090-00000-3270	COBSTN	1,754.24	1
23-26-21-0100-00000-3030	COBSTN	1,403.39	1
22-26-21-0090-OS110-0000	COBSTN	-	
22-26-21-0090-00000-3770	COBSTN	1,754.24	1
23-26-21-0090-00000-3860	COBSTN	1,754.24	1
22-26-21-0090-00000-3700	COBSTN	1,754.24	1
22-26-21-0100-00000-2890	COBSTN	1,754.24	1
22-26-21-0090-00000-3660	COBSTN	1,754.24	1
22-26-21-0090-00000-3220	COBSTN	1,754.24	1
22-26-21-0090-00000-3600	COBSTN	1,754.24	1
23-26-21-0090-SW400-0000	COBSTN	-	
22-26-21-0090-00000-3440	COBSTN	1,754.24	1
26-26-21-0060-00000-2620	COBSTN	-	

22-26-21-0090-00000-3780	COBSTN	1,754.24	1
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		200,334.16	119

FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this 26th day of August, 2026, by and between:

> **Cobblestone Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, Florida 33614 ("**District**"), and
>
> **M/I Homes of Tampa, LLC,** a Florida limited liability company, and the owner and developer of certain lands within the boundaries of the District, with a mailing address of 4131 Worth Avenue, Suite 500, Columbus, OH 43219 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes,* is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2027 ("**FY 2027 Budget**"), which begins on October 1, 2026 and ends on September 30, 2027, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2027 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2027 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

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

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Budget Deficit that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A.** The District shall have no obligation to repay any Developer Contributions provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to

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

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

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any 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(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM’S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

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

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

____
Chairperson, Board of Supervisors

M/I HOMES OF TAMPA, LLC

____
By: ___________________________
Its: ____________________________

EXHIBIT A: FY 2027 Budget

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cobblestone
Community Development District

FISCAL YEAR 2027

Proposed Budget

August 26, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

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ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$2,454.00	$0.00	$2,454.00	0%	$0.00
Special Assmnts- Tax Collector	$263,946.00	$269,216.00	$0.00	$269,216.00	2%	$476,606.79
Special Assmnts- CDD Collected	$0.00	$75,025.00	$0.00	$75,025.00	0%	$223,258.38
Developer Contribution	$298,721.00	$219,172.00	$79,549.00	$298,721.00	0%	$0.00
Miscellaneous Revenues	$0.00	$125.00	$0.00	$125.00	0%	$0.00
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$19,064.27
Interest- Tax Collector	$0.00	$635.00	$0.00	$635.00	0%	$0.00
TOTAL REVENUES	**$562,667.00**	**$566,627.00**	**$79,549.00**	**$646,176.00**	**15%**	**$680,800.90**
EXPENDITURES						
Administrative						
Supervisor Fees	$7,200.00	$4,000.00	$3,200.00	$7,200.00	0%	$7,200.00
ProfServ-Dissemination agent	$5,000.00	$4,167.00	$833.00	$5,000.00	0%	$5,000.00
ProfServ-Info Technology	$500.00	$450.00	$50.00	$500.00	0%	$1,200.00
ProfServ-Recording Secretary	$2,400.00	$3,375.00	$0.00	$3,375.00	41%	$2,400.00
Field services	$12,000.00	$9,000.00	$3,000.00	$12,000.00	0%	$18,000.00
District Counsel	$40,000.00	$39,481.00	$519.00	$40,000.00	0%	$40,000.00
District engineer	$10,000.00	$24,745.00	$0.00	$24,745.00	147%	$10,000.00
Administrative Services	$4,500.00	$3,375.00	$1,125.00	$4,500.00	0%	$5,500.00
District manager	$25,000.00	$19,500.00	$5,500.00	$25,000.00	0%	$25,000.00
Accounting services	$9,000.00	$16,050.00	$0.00	$16,050.00	78%	$12,000.00
Website Compliance	$1,800.00	$4,325.00	$0.00	$4,325.00	140%	$3,125.00
Postage, Phone, Faxes, Copies	$500.00	$331.00	$169.00	$500.00	0%	$500.00
Rentals - General	$1,100.00	$1,140.00	$0.00	$1,140.00	4%	$3,600.00
Public Officials Insurance	$2,738.00	$2,580.00	$158.00	$2,738.00	0%	$2,838.00
Legal Advertising	$3,500.00	$577.00	$2,923.00	$3,500.00	0%	$3,500.00
Miscellaneous Services	$250.00	$251.00	$0.00	$251.00	0%	$250.00
Bank Fees	$200.00	$2,461.00	$0.00	$2,461.00	1131%	$200.00
Financial & Revenue Collections	$5,000.00	$8,442.00	$0.00	$8,442.00	69%	$0.00
Website Administration	$1,200.00	$1,800.00	$0.00	$1,800.00	50%	$2,400.00
Office supplies	$100.00	$0.00	$100.00	$100.00	0%	$100.00
Dues, Licenses, Subscriptions	$175.00	$325.00	$0.00	$325.00	86%	$175.00
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$9,532.14
Auditing Services	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00
Misc- non Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	0%	$150.00
Total Administrative	**$132,163.00**	**$146,375.00**	**$17,577.00**	**$163,952.00**	**24%**	**$159,770.14**
Insurance						
Insurance - General Liability	$3,346.00	$3,152.00	$194.00	$3,346.00	0%	$3,467.00
Insurance -Property & Casualty	$10,869.00	$9,961.00	$908.00	$10,869.00	0%	$9,463.00
Total Insurance	**$14,215.00**	**$13,113.00**	**$1,102.00**	**$14,215.00**	**0%**	**$12,930.00**
Water Utility Services						
Utility - Water	$4,500.00	$33,374.00	$0.00	$33,374.00	642%	$4,750.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Total Water Utility Services	**$4,500.00**	**$33,374.00**	**$0.00**	**$33,374.00**	**642%**	**$4,750.00**
Utility Services						
Utility - Electric	$18,000.00	$8,739.00	$9,261.00	$18,000.00	0%	$12,000.00
Street Lights	$75,000.00	$39,310.00	$35,690.00	$75,000.00	0%	$60,000.00
Total Utility Services	**$93,000.00**	**$48,049.00**	**$44,951.00**	**$93,000.00**	**0%**	**$72,000.00**
Amenity						
Garbage Removal	$2,800.00	$0.00	$2,800.00	$2,800.00	0%	$2,800.00
Aquatic Maintenance	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Aquatic Plant replacement	$500.00	$0.00	$500.00	$500.00	0%	$500.00
Security Monitoring Services	$6,300.00	$0.00	$6,300.00	$6,300.00	0%	$6,800.00
Insurance - General Liability	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Insurance -Property & Casualty	$0.00	$0.00	$0.00	$0.00	0%	$0.00
R&M-Other Landscape	$5,000.00	$79,916.00	$0.00	$79,916.00	1498%	$5,000.00
Landscape - Annuals	$14,000.00	$0.00	$14,000.00	$14,000.00	0%	$14,000.00
Landscape - Mulch	$18,500.00	$11,400.00	$7,100.00	$18,500.00	0%	$18,500.00
Plant replacement program	$10,000.00	$10,275.00	$0.00	$10,275.00	3%	$10,000.00
Irrigation Repairs & Maintenance	$12,000.00	$1,821.00	$10,179.00	$12,000.00	0%	$12,000.00
Entry & Walls Maintenance	$1,500.00	$14,946.00	$0.00	$14,946.00	896%	$1,500.00
Roadway Repair & Maintenance	$1,500.00	$320.00	$1,180.00	$1,500.00	0%	$1,500.00
Clubhouse - Facility Janitorial Service	$8,400.00	$8,077.00	$323.00	$8,400.00	0%	$8,400.00
Amenity Center Cleaning & Supplies	$750.00	$0.00	$750.00	$750.00	0%	$750.00
Contracts-Pools	$14,400.00	$19,045.00	$0.00	$19,045.00	32%	$24,000.00
Telephone/Fax/Internet Services	$1,200.00	$1,671.00	$0.00	$1,671.00	39%	$2,200.00
R&M-Pools	$2,500.00	$4,716.00	$0.00	$4,716.00	89%	$2,500.00
Facility A/C & Heating Maintenance & Repair	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$1,000.00
Recreation / Park Facility Maintenance	$7,500.00	$1,745.00	$5,755.00	$7,500.00	0%	$7,500.00
playground equipment and maintenance	$300.00	$0.00	$300.00	$300.00	0%	$2,500.00
Access control maintenance & repair	$4,000.00	$5,708.00	$0.00	$5,708.00	43%	$4,000.00
Dog Waste Station Service & Supplies	$3,900.00	$125.00	$3,775.00	$3,900.00	0%	$5,000.00
Pool Permits	$500.00	$280.00	$220.00	$500.00	0%	$500.00
Misc- Services	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Pressure Washing	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00
Total Amenity	**$116,550.00**	**$160,045.00**	**$54,182.00**	**$214,227.00**	**84%**	**$135,950.00**
Other Physical Environment						
Waterway Management	$9,000.00	$6,600.00	$2,400.00	$9,000.00	0%	$20,400.00
Landscape- Storm Clean Up & Tree Removal	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$5,000.00
ProfServ-Wildlife Management Service	$1,000.00	$0.00	$1,000.00	$1,000.00	0%	$1,000.00
Landscape maintenance	$105,000.00	$113,887.00	$0.00	$113,887.00	8%	$179,000.00
Total Other Physical Environment	**$116,000.00**	**$120,487.00**	**$4,400.00**	**$124,887.00**	**8%**	**$205,400.00**
Contingency						
Reserves - Contingency	$90,739.00	$89,837.00	$902.00	$90,739.00	0%	$90,000.00
Total Contingency	**$90,739.00**	**$89,837.00**	**$902.00**	**$90,739.00**	**0%**	**$90,000.00**
TOTAL EXPENDITURES	**$567,167.00**	**$611,280.00**	**$123,114.00**	**$734,394.00**	**29%**	**$680,800.14**
Excess (deficiency) of revenues	-$4,500.00	-$44,653.00	-$43,565.00	-$88,218.00	1860%	$0.76

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Contribution to (Use of) Fund Balance	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance	-$4,500.00	-$44,653.00	-$43,565.00	-$88,218.00	1860%	$0.76
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	-$88,218.00
FUND BALANCE, ENDING	**-$4,500.00**	**-$44,653.00**	**-$43,565.00**	**-$88,218.00**	1860%	**-$88,217.24**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions
The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff
The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management
The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management
The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary
Inframark provides recording services with near verbatim minutes.

Construction Accounting
Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections
Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases
The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage
Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services
Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting
The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services
The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer
The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel
The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees
The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District’s operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website’s compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2027

<u>Amenity</u>

Pool Monitor
Cost of staff members to facilitate pool safety services.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other
Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection
Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M
Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M
Cost of repairs and maintenance to amenity furniture.

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution
Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance
Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance
Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance
Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies
Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support
Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Entrance Monuments, Gates, Walls R&M
Cost of repairs and regular maintenance for entryways, walls, and gates.

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Pool Maintenance – Contract
Cost of Maintenance for CDD pool facilities.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Community Activities
Cost of recreational events hosted on CDD property.

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity
Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

R&M – Stormwater System
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract
Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring
Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement
The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Cobblestone

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2022-2 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$6,943.00	$0.00	$6,943.00	0%	$0.00
Special Assmnts- Tax Collector	$225,450.00	$206,879.00	$18,571.00	$225,450.00	0%	$135,720.82
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$5,428.83
Special Assmnts- CDD Collected	$0.00	$6,672.00	$0.00	$6,672.00	0%	$0.00
TOTAL REVENUES	**$225,450.00**	**$220,494.00**	**$18,571.00**	**$239,065.00**	**6%**	**$130,291.99**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$2,714.42
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$2,714.42**
Debt Service						
Principal Debt Retirement	$80,000.00	$80,000.00	$0.00	$80,000.00	0%	$40,000.00
Interest Expense	$145,450.00	$146,810.00	$0.00	$146,810.00	1%	$84,050.00
Total Debt Service	**$225,450.00**	**$226,810.00**	**$0.00**	**$226,810.00**	**1%**	**$124,050.00**
TOTAL EXPENDITURES	**$225,450.00**	**$226,810.00**	**$0.00**	**$226,810.00**		**$126,764.42**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	-$6,316.00	$18,571.00	$12,255.00	0%	$3,527.57
Net change in fund balance	$0.00	-$6,316.00	$18,571.00	$12,255.00	0%	$3,527.57
FUND BALANCE, BEGINNING	$214,528.00	$214,528.00	$0.00	$214,528.00	0%	$226,783.00
FUND BALANCE, ENDING	**$214,528.00**	**$208,212.00**	**$18,571.00**	**$226,783.00**	6%	**$230,310.57**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2022-2 Bonds	$2,085,000.00	$2,045,000.00	$2,005,000.00	$1,965,000.00

Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	$2,005,000.00			$42,025.00	$42,025.00
5/1/2027	$2,005,000.00	$40,000.00	3.400%	$42,025.00	$82,025.00
11/1/2027	$1,965,000.00			$41,345.00	$41,345.00
5/1/2028	$1,965,000.00	$45,000.00	3.800%	$41,345.00	$86,345.00
11/1/2028	$1,920,000.00			$40,490.00	$40,490.00
5/1/2029	$1,920,000.00	$45,000.00	3.800%	$40,490.00	$85,490.00
11/1/2029	$1,875,000.00			$39,635.00	$39,635.00
5/1/2030	$1,875,000.00	$45,000.00	3.800%	$39,635.00	$84,635.00
11/1/2030	$1,830,000.00			$38,780.00	$38,780.00
5/1/2031	$1,830,000.00	$50,000.00	3.800%	$38,780.00	$88,780.00
11/1/2031	$1,780,000.00			$37,830.00	$37,830.00
5/1/2032	$1,780,000.00	$50,000.00	3.800%	$37,830.00	$87,830.00
11/1/2032	$1,730,000.00			$36,880.00	$36,880.00
5/1/2033	$1,730,000.00	$50,000.00	4.200%	$36,880.00	$86,880.00
11/1/2033	$1,680,000.00			$35,830.00	$35,830.00
5/1/2034	$1,680,000.00	$55,000.00	4.200%	$35,830.00	$90,830.00
11/1/2034	$1,625,000.00			$34,675.00	$34,675.00
5/1/2035	$1,625,000.00	$55,000.00	4.200%	$34,675.00	$89,675.00
11/1/2035	$1,570,000.00			$33,520.00	$33,520.00
5/1/2036	$1,570,000.00	$60,000.00	4.200%	$33,520.00	$93,520.00
11/1/2036	$1,510,000.00			$32,260.00	$32,260.00
5/1/2037	$1,510,000.00	$60,000.00	4.200%	$32,260.00	$92,260.00
11/1/2037	$1,450,000.00			$31,000.00	$31,000.00
5/1/2038	$1,450,000.00	$65,000.00	4.200%	$31,000.00	$96,000.00
11/1/2038	$1,385,000.00			$29,635.00	$29,635.00
5/1/2039	$1,385,000.00	$65,000.00	4.200%	$29,635.00	$94,635.00
11/1/2039	$1,320,000.00			$28,270.00	$28,270.00
5/1/2040	$1,320,000.00	$70,000.00	4.200%	$28,270.00	$98,270.00
11/1/2040	$1,250,000.00			$26,800.00	$26,800.00
5/1/2041	$1,250,000.00	$75,000.00	4.200%	$26,800.00	$101,800.00
11/1/2041	$1,175,000.00			$25,225.00	$25,225.00
5/1/2042	$1,175,000.00	$75,000.00	4.200%	$25,225.00	$100,225.00
11/1/2042	$1,100,000.00			$23,650.00	$23,650.00
5/1/2043	$1,100,000.00	$80,000.00	4.300%	$23,650.00	$103,650.00
11/1/2043	$1,020,000.00			$21,930.00	$21,930.00
5/1/2044	$1,020,000.00	$85,000.00	4.300%	$21,930.00	$106,930.00
11/1/2044	$935,000.00			$20,102.50	$20,102.50
5/1/2045	$935,000.00	$85,000.00	4.300%	$20,102.50	$105,102.50
11/1/2045	$850,000.00			$18,275.00	$18,275.00
5/1/2046	$850,000.00	$90,000.00	4.300%	$18,275.00	$108,275.00
11/1/2046	$760,000.00			$16,340.00	$16,340.00
5/1/2047	$760,000.00	$95,000.00	4.300%	$16,340.00	$111,340.00
11/1/2047	$665,000.00			$14,297.50	$14,297.50
5/1/2048	$665,000.00	$100,000.00	4.300%	$14,297.50	$114,297.50
11/1/2048	$565,000.00			$12,147.50	$12,147.50
5/1/2049	$565,000.00	$105,000.00	4.300%	$12,147.50	$117,147.50
11/1/2049	$460,000.00			$9,890.00	$9,890.00
5/1/2050	$460,000.00	$110,000.00	4.300%	$9,890.00	$119,890.00
11/1/2050	$350,000.00			$7,525.00	$7,525.00
5/1/2051	$350,000.00	$115,000.00	4.300%	$7,525.00	$122,525.00
11/1/2051	$235,000.00			$5,052.50	$5,052.50
5/1/2052	$235,000.00	$115,000.00	4.300%	$5,052.50	$120,052.50
11/1/2052	$120,000.00			$2,580.00	$2,580.00
5/1/2053	$120,000.00	$120,000.00	4.300%	$2,580.00	$122,580.00
11/1/2053	$0.00				
		$2,125,000.00		**$1,767,764.17**	**$3,892,764.17**

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2022-1 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$4,357.00	$0.00	$4,357.00	0%	$0.00
Special Assmnts- Tax Collector	$124,730.00	$139,395.00	$0.00	$139,395.00	12%	$241,153.16
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$9,646.13
Special Assmnts- CDD Collected	$0.00	$4,480.00	$0.00	$4,480.00	0%	$0.00
TOTAL REVENUES	**$124,730.00**	**$148,232.00**	**$0.00**	**$148,232.00**	**19%**	**$231,507.03**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$4,823.06
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$4,823.06**
Debt Service						
Principal Debt Retirement	$40,000.00	$40,000.00	$0.00	$40,000.00	0%	$80,000.00
Interest Expense	$84,730.00	$85,410.00	$0.00	$85,410.00	1%	$144,090.00
Total Debt Service	**$124,730.00**	**$125,410.00**	**$0.00**	**$125,410.00**	**1%**	**$224,090.00**
TOTAL EXPENDITURES	**$124,730.00**	**$125,410.00**	**$0.00**	**$125,410.00**		**$228,913.06**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$22,822.00	$0.00	$22,822.00	0%	$2,593.97
Net change in fund balance	$0.00	$22,822.00	$0.00	$22,822.00	0%	$2,593.97
FUND BALANCE, BEGINNING	$117,593.00	$117,593.00	$0.00	$117,593.00	0%	$140,415.00
FUND BALANCE, ENDING	**$117,593.00**	**$140,415.00**	**$0.00**	**$140,415.00**	19%	**$143,008.97**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2022-1 Bonds	$2,780,000.00	$2,705,000.00	$2,625,000.00	$2,545,000.00

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	$2,625,000.00			$72,045.00	$72,045.00
5/1/2027	$2,625,000.00	$80,000.00	3.400%	$72,045.00	$152,045.00
11/1/2027	$2,545,000.00			$70,685.00	$70,685.00
5/1/2028	$2,545,000.00	$85,000.00	3.800%	$70,685.00	$155,685.00
11/1/2028	$2,460,000.00			$69,070.00	$69,070.00
5/1/2029	$2,460,000.00	$90,000.00	3.800%	$69,070.00	$159,070.00
11/1/2029	$2,370,000.00			$67,360.00	$67,360.00
5/1/2030	$2,370,000.00	$90,000.00	3.800%	$67,360.00	$157,360.00
11/1/2030	$2,280,000.00			$65,650.00	$65,650.00
5/1/2031	$2,280,000.00	$95,000.00	3.800%	$65,650.00	$160,650.00
11/1/2031	$2,185,000.00			$63,845.00	$63,845.00
5/1/2032	$2,185,000.00	$100,000.00	3.800%	$63,845.00	$163,845.00
11/1/2032	$2,085,000.00			$61,945.00	$61,945.00
5/1/2033	$2,085,000.00	$105,000.00	4.200%	$61,945.00	$166,945.00
11/1/2033	$1,980,000.00			$59,740.00	$59,740.00
5/1/2034	$1,980,000.00	$105,000.00	4.200%	$59,740.00	$164,740.00
11/1/2034	$1,875,000.00			$57,535.00	$57,535.00
5/1/2035	$1,875,000.00	$110,000.00	4.200%	$57,535.00	$167,535.00
11/1/2035	$1,765,000.00			$55,225.00	$55,225.00
5/1/2036	$1,765,000.00	$115,000.00	4.200%	$55,225.00	$170,225.00
11/1/2036	$1,650,000.00			$52,810.00	$52,810.00
5/1/2037	$1,650,000.00	$120,000.00	4.200%	$52,810.00	$172,810.00
11/1/2037	$1,530,000.00			$50,290.00	$50,290.00
5/1/2038	$1,530,000.00	$125,000.00	4.200%	$50,290.00	$175,290.00
11/1/2038	$1,405,000.00			$47,665.00	$47,665.00
5/1/2039	$1,405,000.00	$130,000.00	4.200%	$47,665.00	$177,665.00
11/1/2039	$1,275,000.00			$44,935.00	$44,935.00
5/1/2040	$1,275,000.00	$135,000.00	4.200%	$44,935.00	$179,935.00
11/1/2040	$1,140,000.00			$42,100.00	$42,100.00
5/1/2041	$1,140,000.00	$145,000.00	4.200%	$42,100.00	$187,100.00
11/1/2041	$995,000.00			$39,055.00	$39,055.00
5/1/2042	$995,000.00	$150,000.00	4.200%	$39,055.00	$189,055.00
11/1/2042	$845,000.00			$35,905.00	$35,905.00
5/1/2043	$845,000.00	$155,000.00	4.300%	$35,905.00	$190,905.00
11/1/2043	$690,000.00			$32,572.50	$32,572.50
5/1/2044	$690,000.00	$160,000.00	4.300%	$32,572.50	$192,572.50
11/1/2044	$530,000.00			$29,132.50	$29,132.50
5/1/2045	$530,000.00	$170,000.00	4.300%	$29,132.50	$199,132.50
11/1/2045	$360,000.00			$25,477.50	$25,477.50
5/1/2046	$360,000.00	$175,000.00	4.300%	$25,477.50	$200,477.50
11/1/2046	$185,000.00			$21,715.00	$21,715.00
5/1/2047	$185,000.00	$185,000.00	4.300%	$21,715.00	$206,715.00
11/1/2047				$17,737.50	$17,737.50
		$2,925,000.00		**$2,762,480.00**	**$5,687,480.00**

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2024 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$6,162.00	$0.00	$6,162.00	0%	$0.00
Special Assmnts- Tax Collector	$178,190.00	$179,867.00	$0.00	$179,867.00	1%	$193,668.09
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$7,746.72
Special Assmnts- CDD Collected	$0.00	$5,929.00	$0.00	$5,929.00	0%	$0.00
TOTAL REVENUES	**$178,190.00**	**$191,958.00**	**$0.00**	**$191,958.00**	**8%**	**$185,921.36**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$3,873.36
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$3,873.36**
Debt Service						
Principal Debt Retirement	$40,000.00	$40,000.00	$0.00	$40,000.00	0%	$45,000.00
Interest Expense	$138,190.00	$139,100.00	$0.00	$139,100.00	1%	$137,280.00
Total Debt Service	**$178,190.00**	**$179,100.00**	**$0.00**	**$179,100.00**	**1%**	**$182,280.00**
TOTAL EXPENDITURES	**$178,190.00**	**$179,100.00**	**$0.00**	**$179,100.00**		**$186,153.36**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$12,858.00	$0.00	$12,858.00	0%	-$232.00
Net change in fund balance	$0.00	$12,858.00	$0.00	$12,858.00	0%	-$232.00
FUND BALANCE, BEGINNING	$179,623.00	$179,623.00	$0.00	$179,623.00	0%	$192,481.00
FUND BALANCE, ENDING	**$179,623.00**	**$192,481.00**	**$0.00**	**$192,481.00**	7%	**$192,249.00**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2024 Bonds	$2,590,000.00	$2,550,000.00	$2,510,000.00	$2,465,000.00

Special Assessment Revenue Bonds, Series 2024

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service
11/1/2026	$ 2,510,000			$ 68,640	$ 68,640
5/1/2027	$ 2,510,000	$ 45,000	4.550%	$ 68,640	$ 113,640
11/1/2027	$ 2,465,000			$ 67,616	$ 67,616
5/1/2028	$ 2,465,000	$ 45,000	4.550%	$ 67,616	$ 112,616
11/1/2028	$ 2,420,000			$ 66,593	$ 66,593
5/1/2029	$ 2,420,000	$ 50,000	4.550%	$ 66,593	$ 116,593
11/1/2029	$ 2,370,000			$ 65,455	$ 65,455
5/1/2030	$ 2,370,000	$ 50,000	4.550%	$ 65,455	$ 115,455
11/1/2030	$ 2,320,000			$ 64,318	$ 64,318
5/1/2031	$ 2,320,000	$ 50,000	4.550%	$ 64,318	$ 114,318
11/1/2031	$ 2,270,000			$ 63,180	$ 63,180
5/1/2032	$ 2,270,000	$ 55,000	5.400%	$ 63,180	$ 118,180
11/1/2032	$ 2,215,000			$ 61,695	$ 61,695
5/1/2033	$ 2,215,000	$ 60,000	5.400%	$ 61,695	$ 121,695
11/1/2033	$ 2,155,000			$ 60,075	$ 60,075
5/1/2034	$ 2,155,000	$ 60,000	5.400%	$ 60,075	$ 120,075
11/1/2034	$ 2,095,000			$ 58,455	$ 58,455
5/1/2035	$ 2,095,000	$ 65,000	5.400%	$ 58,455	$ 123,455
11/1/2035	$ 2,030,000			$ 56,700	$ 56,700
5/1/2036	$ 2,030,000	$ 70,000	5.400%	$ 56,700	$ 126,700
11/1/2036	$ 1,960,000			$ 54,810	$ 54,810
5/1/2037	$ 1,960,000	$ 70,000	5.400%	$ 54,810	$ 124,810
11/1/2037	$ 1,890,000			$ 52,920	$ 52,920
5/1/2038	$ 1,890,000	$ 75,000	5.400%	$ 52,920	$ 127,920
11/1/2038	$ 1,815,000			$ 50,895	$ 50,895
5/1/2039	$ 1,815,000	$ 80,000	5.400%	$ 50,895	$ 130,895
11/1/2039	$ 1,735,000			$ 48,735	$ 48,735
5/1/2040	$ 1,735,000	$ 85,000	5.400%	$ 48,735	$ 133,735
11/1/2040	$ 1,650,000			$ 46,440	$ 46,440
5/1/2041	$ 1,650,000	$ 90,000	5.400%	$ 46,440	$ 136,440
11/1/2041	$ 1,560,000			$ 44,010	$ 44,010
5/1/2042	$ 1,560,000	$ 95,000	5.400%	$ 44,010	$ 139,010
11/1/2042	$ 1,465,000			$ 41,445	$ 41,445
5/1/2043	$ 1,465,000	$ 100,000	5.400%	$ 41,445	$ 141,445
11/1/2043	$ 1,365,000			$ 38,745	$ 38,745
5/1/2044	$ 1,365,000	$ 105,000	5.400%	$ 38,745	$ 143,745
11/1/2044	$ 1,260,000			$ 35,910	$ 35,910
5/1/2045	$ 1,260,000	$ 110,000	5.700%	$ 35,910	$ 145,910
11/1/2045	$ 1,150,000			$ 32,775	$ 32,775
5/1/2046	$ 1,150,000	$ 115,000	5.700%	$ 32,775	$ 147,775
11/1/2046	$ 1,035,000			$ 29,498	$ 29,498
5/1/2047	$ 1,035,000	$ 125,000	5.700%	$ 29,498	$ 154,498
11/1/2047	$ 910,000			$ 25,935	$ 25,935
5/1/2048	$ 910,000	$ 130,000	5.700%	$ 25,935	$ 155,935
11/1/2048	$ 780,000			$ 22,230	$ 22,230
5/1/2049	$ 780,000	$ 140,000	5.700%	$ 22,230	$ 162,230
11/1/2049	$ 640,000			$ 18,240	$ 18,240
5/1/2050	$ 640,000	$ 145,000	5.700%	$ 18,240	$ 163,240
11/1/2050	$ 495,000			$ 14,108	$ 14,108
5/1/2051	$ 495,000	$ 155,000	5.700%	$ 14,108	$ 169,108
11/1/2051	$ 340,000			$ 9,690	$ 9,690
5/1/2052	$ 340,000	$ 165,000	5.700%	$ 9,690	$ 174,690
11/1/2052	$ 175,000			$ 4,988	$ 4,988
5/1/2053	$ 175,000	$ 175,000	5.700%	$ 4,988	$ 179,988
11/1/2053	$ -				
		$ 2,590,000		$ 2,688,609	$ 5,278,609

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2025 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$3,146.00	$0.00	$3,146.00	0%	$0.00
Special Assmnts- Tax Collector	$0.00	$3,228.00	$0.00	$3,228.00	0%	$0.00
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Special Assmnts- CDD Collected	$0.00	$68,506.00	$0.00	$68,506.00	0%	$274,025.72
Developer Contributions	$0.00	$205,519.00	$0.00	$205,519.00	0%	$0.00
TOTAL REVENUES	**$0.00**	**$280,399.00**	**$0.00**	**$280,399.00**	**0%**	**$274,025.72**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$0.00**
Debt Service						
Principal Debt Retirement	$0.00	$55,000.00	$0.00	$55,000.00	0%	$60,000.00
Interest Expense	$0.00	$111,779.00	$0.00	$111,779.00	0%	$218,136.75
Total Debt Service	**$0.00**	**$166,779.00**	**$0.00**	**$166,779.00**	**0%**	**$278,136.75**
TOTAL EXPENDITURES	**$0.00**	**$166,779.00**	**$0.00**	**$166,779.00**		**$278,136.75**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$113,620.00	$0.00	$113,620.00	0%	-$4,111.03
OTHER FINANCING SOURCES (USES)						
Interfund Transfer- In	$0.00	$241.00	$0.00	$241.00	0%	$0.00
Bond Proceeds	$0.00	$137,013.00	$0.00	$137,013.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$137,254.00**	**$0.00**	**$137,254.00**		**$0.00**
Net change in fund balance	$0.00	$250,874.00	$0.00	$250,874.00	0%	-$4,111.03
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	0%	$250,874.00
FUND BALANCE, ENDING	**$0.00**	**$250,874.00**	**$0.00**	**$250,874.00**	0%	**$246,762.97**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2025 Bonds	$2,590,000.00	$2,550,000.00	$2,510,000.00	$2,465,000.00

Special Assessment Revenue Bonds, Series 2024

Period Ending	Outstanding Principal	Principal	Coupon	Interest	Debt Service
11/1/2026	$3,950,000.00	$55,000.00		$109,068.38	$273,136.75
5/1/2027	$3,895,000.00		4.500%	$109,068.38	
11/1/2027	$3,895,000.00	$60,000.00		$105,682.50	$271,365.00
5/1/2028	$3,835,000.00		4.500%	$105,682.50	
11/1/2028	$3,835,000.00	$65,000.00		$104,276.25	$273,552.50
5/1/2029	$3,770,000.00		4.500%	$104,276.25	
11/1/2029	$3,770,000.00	$65,000.00		$102,813.75	$270,627.50
5/1/2030	$3,705,000.00		4.500%	$102,813.75	
11/1/2030	$3,705,000.00	$70,000.00		$101,295.00	$272,590.00
5/1/2031	$3,635,000.00		4.500%	$101,295.00	
11/1/2031	$3,635,000.00	$70,000.00		$99,720.00	$269,440.00
5/1/2032	$3,565,000.00		4.500%	$99,720.00	
11/1/2032	$3,565,000.00	$75,000.00		$98,088.75	$271,177.50
5/1/2033	$3,490,000.00		4.500%	$98,088.75	
11/1/2033	$3,490,000.00	$80,000.00		$96,345.00	$272,690.00
5/1/2034	$3,410,000.00		5.500%	$96,345.00	
11/1/2034	$3,410,000.00	$80,000.00		$94,545.00	$269,090.00
5/1/2035	$3,330,000.00		5.500%	$94,545.00	
11/1/2035	$3,330,000.00	$85,000.00		$92,476.25	$269,952.50
5/1/2036	$3,245,000.00		5.500%	$92,476.25	
11/1/2036	$3,245,000.00	$90,000.00		$90,070.00	$270,140.00
5/1/2037	$3,155,000.00		5.500%	$90,070.00	
11/1/2037	$3,155,000.00	$95,000.00		$87,526.25	$270,052.50
5/1/2038	$3,060,000.00		5.500%	$87,526.25	
11/1/2038	$3,060,000.00	$100,000.00		$84,845.00	$269,690.00
5/1/2039	$2,960,000.00		5.500%	$84,845.00	
11/1/2039	$2,960,000.00	$105,000.00		$82,026.25	$269,052.50
5/1/2040	$2,855,000.00		5.500%	$82,026.25	
11/1/2040	$2,855,000.00	$115,000.00		$79,001.25	$273,002.50
5/1/2041	$2,740,000.00		5.500%	$79,001.25	
11/1/2041	$2,740,000.00	$120,000.00		$75,770.00	$271,540.00
5/1/2042	$2,620,000.00		5.500%	$75,770.00	
11/1/2042	$2,620,000.00	$125,000.00		$72,401.25	$269,802.50
5/1/2043	$2,495,000.00		5.500%	$72,401.25	
11/1/2043	$2,495,000.00	$135,000.00		$68,826.25	$272,652.50
5/1/2044	$2,360,000.00		5.500%	$68,826.25	
11/1/2044	$2,360,000.00	$140,000.00		$65,045.00	$270,090.00
5/1/2045	$2,220,000.00		5.500%	$65,045.00	
11/1/2045	$2,220,000.00	$150,000.00		$61,057.50	$272,115.00
5/1/2046	$2,070,000.00		5.500%	$61,057.50	
11/1/2046	$2,070,000.00	$160,000.00		$56,715.00	$273,430.00
5/1/2047	$1,910,000.00		5.700%	$56,715.00	
11/1/2047	$1,910,000.00	$170,000.00		$52,012.50	$274,025.00
5/1/2048	$1,740,000.00		5.700%	$52,012.50	
11/1/2048	$1,740,000.00	$175,000.00		$47,096.25	$269,192.50
5/1/2049	$1,565,000.00		5.700%	$47,096.25	
11/1/2049	$1,565,000.00	$185,000.00		$41,966.25	$268,932.50
5/1/2050	$1,380,000.00		5.700%	$41,966.25	
11/1/2050	$1,380,000.00	$200,000.00		$36,480.00	$272,960.00
5/1/2051	$1,180,000.00		5.700%	$36,480.00	
11/1/2051	$1,180,000.00	$210,000.00		$30,637.50	$271,275.00
5/1/2052	$970,000.00		5.700%	$30,637.50	
11/1/2052	$970,000.00	$220,000.00		$24,510.00	$269,020.00
5/1/2053	$750,000.00		5.700%	$24,510.00	
11/1/2053	$750,000.00	$235,000.00		$18,026.25	$271,052.50
5/1/2054	$515,000.00		5.700%	$18,026.25	
11/1/2054	$515,000.00	$250,000.00		$11,115.00	$272,230.00
5/1/2055	$265,000.00		5.700%	$11,115.00	
11/1/2055	$265,000.00	$265,000.00		$7,552.50	$272,552.50
		$3,950,000.00		$4,186,429.25	$8,136,429.25

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Cobblestone

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Phase 1- Series 2022-1

		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	128	$1,074.65	$919.13	$155.52	17%	$1,233.52	$1,233.52	$0.00	$2,308.17	$2,152.65	$155.52
SF 50'	54	$1,343.31	$1,148.91	$194.40	17%	$1,541.90	$1,541.90	$0.00	$2,885.21	$2,690.81	$194.40
	182										

Phase 1- Series 2022-2

		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	30	$1,074.65	$919.13	$155.52	17%	$1,233.83	$1,233.83	$0.00	$2,308.48	$2,152.96	$155.52
SF 50'	64	$1,343.31	$1,148.91	$194.40	17%	$1,542.28	$1,542.28	$0.00	$2,885.59	$2,691.19	$194.40
	94										

Phase 2- Series 2024

		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	43	$1,074.65	$919.13	$155.52	17%	$1,403.39	$1,403.39	$0.00	$2,478.04	$2,322.52	$155.52
SF 50'	76	$1,343.31	$1,148.91	$194.40	17%	$1,754.24	$1,754.24	$0.00	$3,097.55	$2,903.15	$194.40
	119										

Phase 3 - Series 2025

		O&M Assessment				Debt Service			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	129	$1,074.65	$919.13	$155.52	17%	$1,403.21	$0.00	$1,403.21	$2,477.86	$919.13	$1,558.73
SF 50'	63	$1,343.31	$1,148.91	$194.40	17%	$1,754.01	$0.00	$1,754.01	$3,097.32	$1,148.91	$1,948.41
	192										

(1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.

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

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the **"Board"**), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the **"FY 2026/2027"**) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY2026/2027 annual public meeting schedule to Pasco County.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 26, 2026.

ATTEST:	**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Print Name: ____________________	Print Name: ____________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice of the Board of Supervisors

BOARD OF SUPERVISOR'S MEETING DATES
COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Cobblestone Community Development District shall be held at **10:00 a.m.** at the **Hampton Inn & Suites by Hilton Tampa-Wesley Chapel** located at **12740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544**. The meeting dates are as follows:

October 28, 2026
November 25, 2026
December 23, 2026
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027
June 23, 2027
July 28, 2027
August 25, 2027
September 22, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 at (813) 873-7300 one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955- 8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Inframark
District Management

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

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

PASSED AND ADOPTED this **26th** day of **August** 2026.

ATTEST:	**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 26, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Cobblestone Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.
Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: _____________________
Printed Name: ________________________________
Cobblestone Community Development District

District Manager: ______________________________ Date: _____________________
Printed Name: ________________________________
Cobblestone Community Development District

AML-Global
AMERICAN LANGUAGE SERVICES
Making The World Smaller

For four decades, American Language Services (AML-Global) has provided interpretation, translation and transcription services in over 200 languages (including ASL & CART services). AML-Global is one of the largest language service providers in the United States. We utilize our state-of-the-art proprietary database with one of the largest numbers of local, prescreened, qualified and credentialed interpreters in the United States. **We are also 9001 & 13485 ISO certified, which is a testament to our uncompromising processes.**

Interpreting Quote

Company Name:	Inframark
Type of Project:	Community board meeting
Date of Project:	TBD
Time(s):	TBD
Location:	Video Remote (VRI)
Language(s):	ASL <> English
Number of Interpreters:	2 *Two interpreters are needed for ASL assignments that entail over an hour of interpreting.
Cost per Hour, per Interpreter:	$125
Number of Estimated Hours, per Interpreter:	2 hours
Expedited Scheduling Fee: For assignments scheduled 24 hours or less, from the assignment's start time, not including weekends and holidays, the hourly rate will be billed by 35% of the standard rate.	$40 per hour, per interpreter, if applicable
VRI Platform Usage Fees:	N/A
Project Management Fees:	N/A
Estimated Cost of Interpreting:	**$250 per interpreter, $500 in total**

Notes:
There is a 1 hour daily minimum. After the minimum time, times are charged by 30 minute increments. We will reserve the interpreter for your estimated number of hours, or the listed minimum, if not estimated by you. These times will guarantee the interpreters' availability. If it goes longer than anticipated, we will charge you for the estimated number of hours, and any other time beyond the estimate.

If times are not estimated, we will guarantee the interpreter's availability, only for the minimum hours listed. For billing calculation, the time starts when the interpreter(s) is scheduled for the assignment and ends when the interpreter is released by the client, which includes all breaks and downtime. Times are estimated @2 total hours, per interpreter. Additional rates, for interpreters, (for over 8 hours per day) are calculated at the hourly rate quoted multiplied by 1.5.

For assignments scheduled 24 hours or less from the assignment's start time, not including weekends and holidays, there will be an expedited scheduling fee. The fee will be based on the language, availability of the interpreter, and the timing of the approval.

<u>Platforms</u>:
You have the option of using your own VRI Platform or we can set it up for you. If you choose to have us set it up, there will be a $75 fee, per day, per assignment. If your organization does not have experience setting up VRI assignments, per your request, we can set up a consultation with you on industry best practices, fees may apply. We are not responsible for technical issues with the selected platform or for any internet-related issues.

<u>Testing:</u>
You can schedule interpreters to test the system prior to your event. We charge a 1-hour minimum fee, per interpreter, per language as per our quote above.

<u>Project Management</u>:
For assignments that involve multiple languages, or multiple days, or are complex in scope project management fees may apply. If applicable, this will be reflected in the quote above.

<u>Approval:</u>

If you would like us to proceed, email us, **"I approve of the quote; proceed with the scheduling"**.

<u>Guidelines:</u>

<u>VRI Platform:</u>
If the client is setting up the VRI Platform they are responsible for sending us the VRI link by no later than 24 hours before the assignment is scheduled to start, not including weekends. If the link is not provided on a timely basis, we are not responsible if the assignment starts late or does not get filled. Also, it is strongly recommended that the VRI platform is tested before the assignment to make sure it is working well. AML-Global is not responsible for any technical issues within the platform and any potential delays and problems associated with this.

AML-Global will confirm the interpretation assignment with the client no more than 24 hours prior to the proceeding, excluding Saturdays, Sundays, and Holidays. AML-Global must receive in their office a written notice of cancellation at least 48 hours prior to the assignment from the client, excluding Saturdays, Sundays, and Holidays. If we do not receive notice 48 hours in advance to the event, the Client will be responsible for payment in full of the above scheduled services.

AML-Global reserves the most qualified and experienced interpreters for each job. In order to ensure a successful event AML-Global will be requesting specific background information about the legal matter and terminology specific to your case/project. Failure to provide this information on a timely basis or at all may severely hamper the interpreter's ability to do their job effectively. AML-Global will not be responsible for subpar performance due to lack of information preceding the event.

Terms:
Payment terms are payable in full upon completion of services. A credit card consent form is required to proceed (located on our secure website): https://www.alsglobal.net/CC-Consent.php. Assignments cannot be booked until we have received the completed form. Please note that a nominal three percent fee will be charged for using a credit card for payment. We accept electronic payments, and do not charge a fee for this.

We appreciate the opportunity to work with you and provide you with superior service!

To get this scheduled, please see below:
We will be happy to arrange this for you. In order to finalize the scheduling, we need you to email us that you **approve the project** and fill out the link below to our secure and encrypted credit card consent form. We will not charge the card now.

However, we will authorize the card to make sure the funds are available. This is very similar to how a hotel handles reservations.

https://www.alsglobal.net/pages/credit-card-consent-form

Our interpreting department will be sending you a confirmation shortly, to verify the details of the scheduling.

We look forward to providing your firm great service.

Why do you need a team of American Sign Language (ASL) interpreters?

According to National Association of the Deaf (NAD), the nation's premier ASL civil rights organization, which closely monitors ASL related issues, ASL Interpreters must work in teams for any assignments over 1 hour long. This is in order to preserve communication accuracy and prevent work related injuries to the interpreters. This has been the industry standard for many years and is vigorously adhered to. Due to the physical demands, ASL team interpreters alternate, typically every 20 minutes, to reduce mental and physical fatigue. This reduces the potential for errors in the interpretation by monitoring and making needed adjustments to ensure accuracy. In addition, working in teams prevents physical injury related to interpreting.

ESTIMATE

Fields Consulting Group (Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.com
+1 (727) 480-6514

MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...

Meritus

Bill to

Inframark
Cobblestone CDD
Attn: Bryan Radcliff
2005 Pan Am Circle #300
Tampa, FL 33607

Estimate details

Estimate no.: 1898
Estimate date: 08/03/2026

Sales Rep: Mike Fields

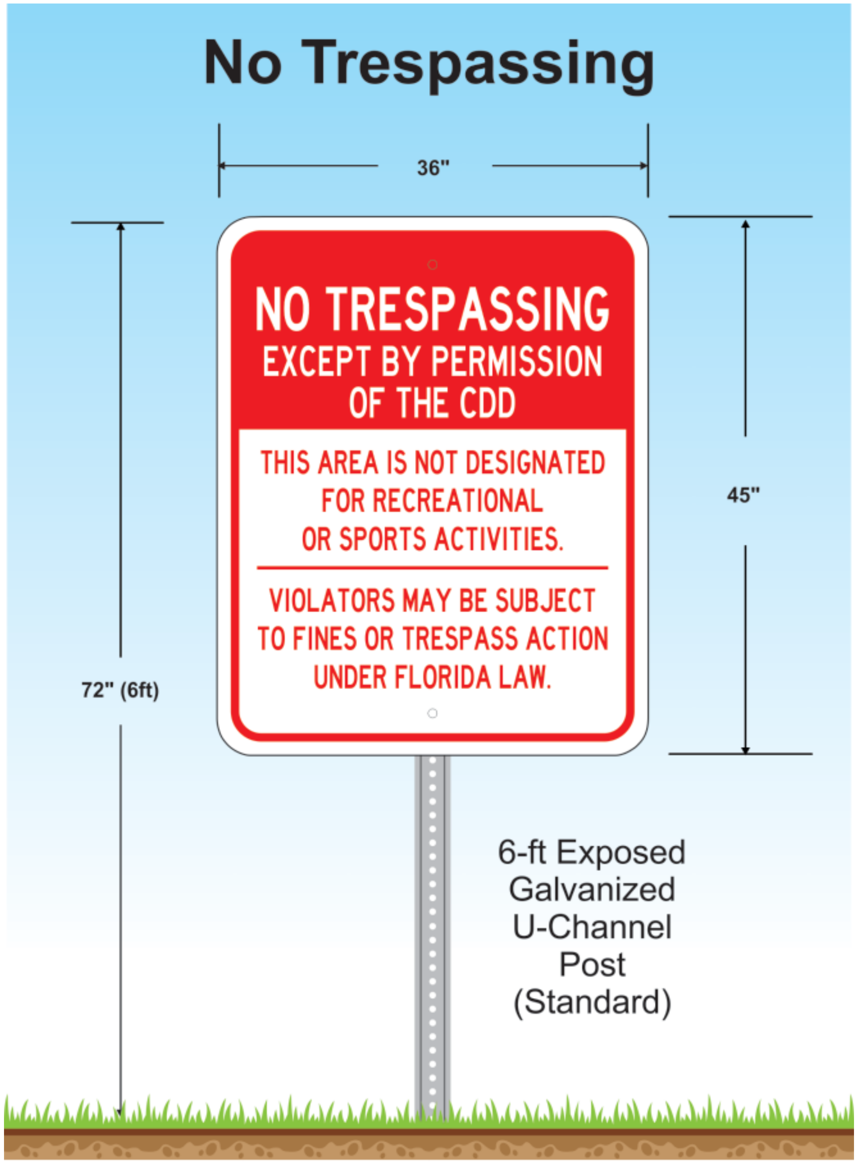
#	Product or service	Description	Qty	Rate	Amount
1.	**Printing & Reproduction**	OPTION A - Custom "No Trespassing..." (36x45) reflective durable outdoor metal sign. Installed on 8ft standard grey u-channel post.	10	$500.00	$5,000.00
2.	**Printing & Reproduction**	OPTION B - Custom "No Trespassing..." (24x30) reflective durable outdoor metal sign. Installed on 8ft standard grey u-channel post.	10	$450.00	$4,500.00

Total **$9,500.00**

Accepted date

Accepted by

OPTION A - 36x45



Materials:

- 36x45 (3mm) metal sign
- 8'ft (u-channel) Post Installed at 6-ft Exposed

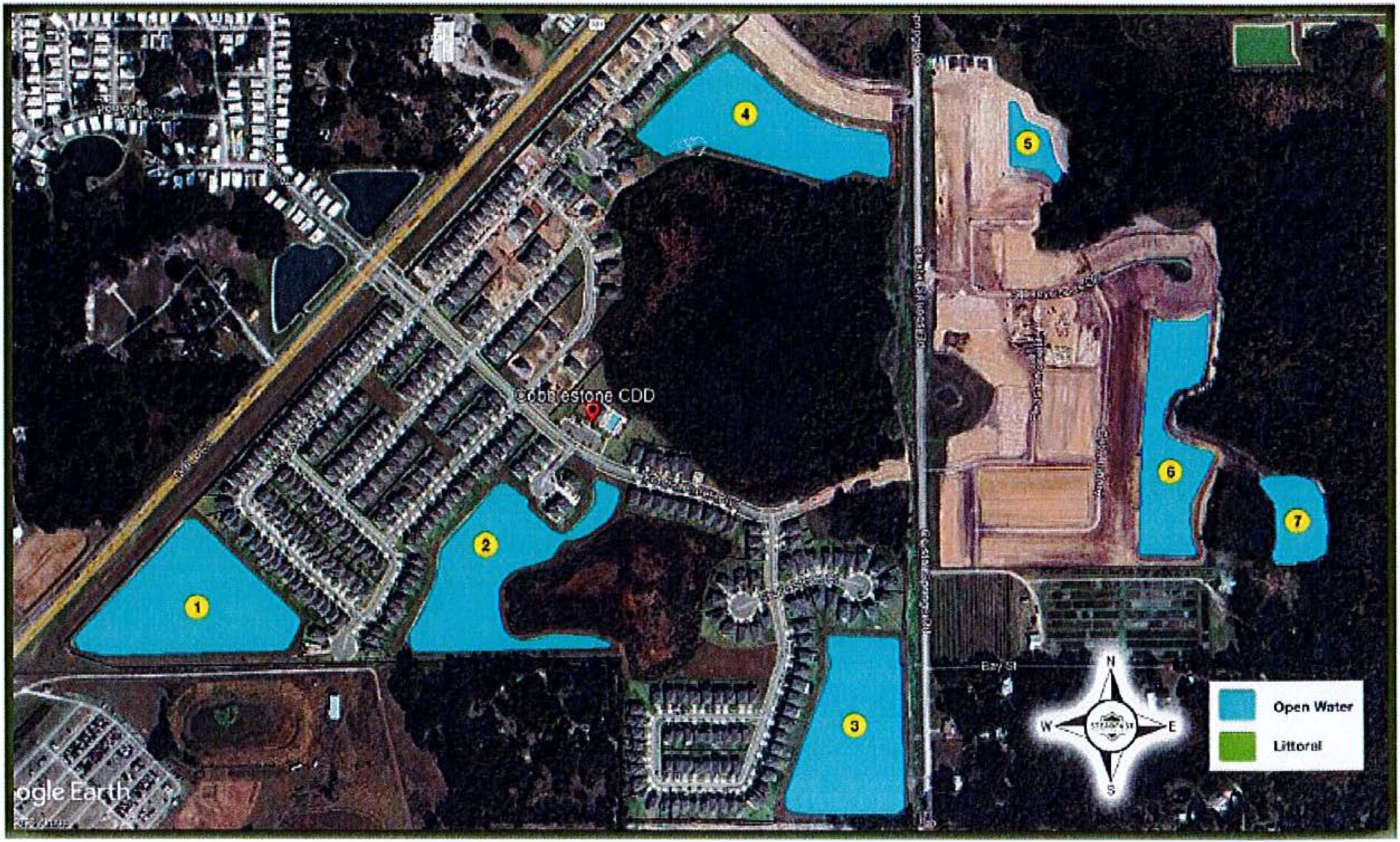
MIKE'S SIGNS GRAPHICS & PRINTING 727.480.6514

OPTION B - 24x30

Materials:

- 24x30 (3mm) metal sign
- 8'ft (u-channel) Post Installed at 5-ft Exposed

MIKE'S SIGNS GRAPHICS & PRINTING 727.480.6514


Cobblestone CDD
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MINUTES OF MEETING
COBBLESTONE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Cobblestone Community Development District was held on Wednesday, 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.

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)*
Tonja Stewart	District Engineer	*(via phone)*
Paul Young	Field Services	
Seth Mendoza	*Steadfast Landscaping*	
Yovani Cordero	*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/Residents Comments**

Public/Residents comments were held for the final item of this meeting.

THIRD ORDER OF BUSINESS **Business Items**

A. Discussion of Gagne Parcel

Mr. Radcliff presented the Gagne Parcel to the Board for discussion. A conversation ensued between District Staff and the Board.

B. Ratification of Steadfast Agreement for Aquatic Maintenance Services

On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor, *Steadfast* Agreement for Aquatic Maintenance Services, was ratified. 5-0

C. Ratification of KB Homes Tampa, LLC Settlement Agreement & Mutual Release

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, *KB Homes* Tampa, LLC Settlement Agreement & Mutual Release, was ratified. 5-0

D. Ratification of Final Crosscreek Pond 3 Erosion Repair Proposal

On MOTION by Mr. Thompson seconded by Mr. Blakley, with all in favor, Final Crosscreek Pond 3 Erosion Repair Proposal, was ratified. 5-0

FOURTH ORDER OF BUSINESS 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

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

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel
B. District Engineer
C. District Manager

There being no reports, the next item followed.

1. Discussion of irrigation

Steadfast commented on the current status of the irrigation. The Board requested an update at the next meeting.

2. July Field Inspections Report

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

SIXTH ORDER OF BUSINESS BOS Requests/Comments

There being none, the next order of business followed.

SECOND ORDER OF BUSINESS Public/Residents Comments (CONTINUED)

Multiple residents commented on the recent enforcement of the parking/towing policy and subsequent towing of vehicles within the community. Also, on possible flooding due to adjacent development. And on landscape near a residents home that needed maintenance.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the meeting was adjourned at 11:09 a.m. 5-0

____
Bryan Radcliff
Assistant Secretary

____
Tatiana Pagan
Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Cobblestone Community Development District

Financial Report

July 31, 2026

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 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	$ 108,725	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 108,725
Due From Other Funds	-	4,313	3,549	44	3,230	410	-	2,340	-	13,886
Investments:										
Acquisition & Construction Account	-	-	-	-	-	860	973	1,392	5,469	8,694
Reserve Fund	-	113,343	63,789	91,024	137,013	-	-	-	-	405,169
Revenue Fund	-	91,142	73,470	101,966	111,323	-	-	-	-	377,901
Prepaid Items	6,568	-	-	-	-	-	-	-	-	6,568
Utility Deposits - TECO	41,872	-	-	-	-	-	-	-	-	41,872
Utility Deposits	300	-	-	-	-	-	-	-	-	300
TOTAL ASSETS	**$ 157,465**	**$ 208,798**	**$ 140,808**	**$ 193,034**	**$ 251,566**	**$ 1,270**	**$ 973**	**$ 3,732**	**$ 5,469**	**$ 963,115**
LIABILITIES										
Accounts Payable	$ 5,845	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,845
Accrued Expenses	5,100	-	-	-	-	-	-	-	-	5,100
Due To Developer	168,974	-	-	-	-	-	-	-	-	168,974
Due To Other Funds	13,881	-	-	-	-	-	3	-	2	13,886
TOTAL LIABILITIES	**193,800**	**-**	**-**	**-**	**-**	**-**	**3**	**-**	**2**	**193,805**
FUND BALANCES										
Nonspendable:										
Prepaid Items	6,568	-	-	-	-	-	-	-	-	6,568
Restricted for:										
Debt Service	-	208,798	140,808	193,034	251,566	-	-	-	-	794,206
Capital Projects	-	-	-	-	-	1,270	970	3,732	5,467	11,439
Unassigned:	(42,903)	-	-	-	-	-	-	-	-	(42,903)
TOTAL FUND BALANCES	**(36,335)**	**208,798**	**140,808**	**193,034**	**251,566**	**1,270**	**970**	**3,732**	**5,467**	**769,310**
TOTAL LIABILITIES & FUND BALANCES	**$ 157,465**	**$ 208,798**	**$ 140,808**	**$ 193,034**	**$ 251,566**	**$ 1,270**	**$ 973**	**$ 3,732**	**$ 5,469**	**$ 963,115**

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 2,754	$ 2,754	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	-	81,937	81,937	0.00%
Developer Contribution	298,721	219,172	(79,549)	73.37%
Settlements	-	50,000	50,000	0.00%
Other Miscellaneous Revenues	-	150	150	0.00%
TOTAL REVENUES	**562,667**	**623,864**	**61,197**	**110.88%**
EXPENDITURES				
Administration				
Supervisor Fees	7,200	4,000	3,200	55.56%
ProfServ-Dissemination Agent	5,000	4,583	417	91.66%
ProfServ-Info Technology	500	500	-	100.00%
ProfServ-Recording Secretary	2,400	3,750	(1,350)	156.25%
Field Services	12,000	10,000	2,000	83.33%
District Counsel	40,000	44,309	(4,309)	110.77%
District Engineer	10,000	25,685	(15,685)	256.85%
Administrative Services	4,500	3,750	750	83.33%
District Manager	25,000	21,667	3,333	86.67%
Accounting Services	9,000	17,050	(8,050)	189.44%
Website Compliance	1,800	4,325	(2,525)	240.28%
Postage, Phone, Faxes, Copies	500	347	153	69.40%
Rentals - General	1,100	1,190	(90)	108.18%
Insurance - General Liability	3,346	3,152	194	94.20%
Public Officials Insurance	2,738	2,580	158	94.23%
Insurance -Property & Casualty	10,869	9,961	908	91.65%
Legal Advertising	3,500	577	2,923	16.49%
Miscellaneous Services	250	251	(1)	100.40%
Bank Fees	200	2,461	(2,261)	1230.50%
Financial & Revenue Collections	5,000	8,858	(3,858)	177.16%
Website Administration	1,200	2,000	(800)	166.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	146,378	171,321	(24,943)	117.04%

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Electric Utility Services				
Electric Utility Services	18,000	9,216	8,784	51.20%
Electricity - Streetlights	75,000	41,328	33,672	55.10%
Total Electric Utility Services	93,000	50,544	42,456	54.35%
Water Utility Services				
Utility - Water	4,500	34,925	(30,425)	776.11%
Total Water Utility Services	4,500	34,925	(30,425)	776.11%
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	8,777	(377)	104.49%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts-Pools	14,400	21,035	(6,635)	146.08%
Security Monitoring Services	6,300	-	6,300	0.00%
Telephone/Fax/Internet Services	1,200	1,865	(665)	155.42%
Garbage	2,800	-	2,800	0.00%
R&M-Other Landscape	5,000	96,356	(91,356)	1927.12%
R&M-Pools	2,500	7,086	(4,586)	283.44%
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	124,668	(19,668)	118.73%
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 July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Aquatic Plant Replacement	500	-	500	0.00%
Access Control Maintenance & Repair	4,000	6,273	(2,273)	156.83%
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	396,809	(84,520)	127.06%
TOTAL EXPENDITURES	**567,167**	**660,199**	**(93,032)**	**116.40%**
Excess (deficiency) of revenues Over (under) expenditures	(4,500)	(36,335)	(31,835)	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)	$ (36,335)	$ (22,835)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**-**		
FUND BALANCE, ENDING		**$ (36,335)**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2022-1 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 7,529	$ 7,529	0.00%
Special Assmnts- Tax Collector	-	206,879	206,879	0.00%
Special Assmnts- CDD Collected	-	6,672	6,672	0.00%
TOTAL REVENUES	**-**	**221,080**	**221,080**	**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	-	(5,730)	(5,730)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**214,528**		
FUND BALANCE, ENDING		**$ 208,798**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2022-2 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 4,750	$ 4,750	0.00%
Special Assmnts- Tax Collector	-	139,395	139,395	0.00%
Special Assmnts- CDD Collected	-	4,480	4,480	0.00%
TOTAL REVENUES	**-**	**148,625**	**148,625**	**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	-	23,215	23,215	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**117,593**		
FUND BALANCE, ENDING		**$ 140,808**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2024 Debt Service Fund (202)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 6,715	$ 6,715	0.00%
Special Assmnts- Tax Collector	-	179,867	179,867	0.00%
Special Assmnts- CDD Collected	-	5,929	5,929	0.00%
TOTAL REVENUES	**-**	**192,511**	**192,511**	**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	-	13,411	13,411	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**179,623**		
FUND BALANCE, ENDING		**$ 193,034**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2025 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 3,838	$ 3,838	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	**-**	**281,091**	**281,091**	**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	-	114,312	114,312	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	$ -	$ 251,566	$ 251,566	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**-**		
FUND BALANCE, ENDING		**$ 251,566**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2022-1 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 368	$ 368	0.00%
TOTAL REVENUES	**-**	**368**	**368**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	368	368	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**902**		
FUND BALANCE, ENDING		**$ 1,270**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2022-2 Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 29	$ 29	0.00%
TOTAL REVENUES	**-**	**29**	**29**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	29	29	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**941**		
FUND BALANCE, ENDING		**$ 970**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2024 Capital Projects Fund (302)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 41	$ 41	0.00%
Special Assmnts- Tax Collector	-	2,227	2,227	0.00%
TOTAL REVENUES	**-**	**2,268**	**2,268**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	2,268	2,268	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,464**		
FUND BALANCE, ENDING		**$ 3,732**		

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

Series 2025 Capital Projects Fund (303)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 333	$ 333	0.00%
TOTAL REVENUES	**-**	**333**	**333**	**0.00%**
EXPENDITURES				
Administration				
ProfServ-Trustee Fees	-	12,750	(12,750)	0.00%
Bond Counsel	-	45,000	(45,000)	0.00%
District Counsel	-	32,500	(32,500)	0.00%
District Engineer	-	12,500	(12,500)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	2,250	(2,250)	0.00%
Underwriting Counsel	-	40,000	(40,000)	0.00%
Total Administration	-	183,500	(183,500)	0.00%
Construction In Progress				
Construction in Progress	-	3,545,113	(3,545,113)	0.00%
Total Construction In Progress	-	3,545,113	(3,545,113)	0.00%
TOTAL EXPENDITURES	**-**	**3,728,613**	**(3,728,613)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(3,728,280)	(3,728,280)	0.00%
OTHER FINANCING SOURCES (USES)				
Bond Proceeds	-	3,733,988	3,733,988	0.00%
Operating Transfers-Out	-	(241)	(241)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**3,733,747**	**3,733,747**	**0.00%**
Net change in fund balance	$ -	$ 5,467	$ 5,467	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**-**		
FUND BALANCE, ENDING		**$ 5,467**		

Bank Account Statement

Cobblestone CDD

Bank Account No.	9008		
Statement No.	07-26	**Statement Date**	07/31/2026

G/L Account No. 101002 Balance	108,724.80	**Statement Balance**	112,578.01
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	112,578.01
Subtotal	108,724.80	**Outstanding Checks**	-3,853.21
Negative Adjustments	0.00	**Ending Balance**	108,724.80
Ending G/L Balance	108,724.80		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/29/2026	Payment	1668	COOPER POOLS INC.	Payment of Invoice 001130			-2,302.37
07/29/2026	Payment	1669	PASCO COUNTY UTILITIES	Payment of Invoice 001132			-487.33
07/29/2026	Payment	1670	PASCO COUNTY UTILITIES	Payment of Invoice 001133			-1,063.51
Total Outstanding Checks							-3,853.21
Outstanding Deposits							
Total Outstanding Deposits							

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(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 # 1654							
001	07/01/26	REDWIRE,LLC	651800	July 26 - Access	Access Control Maintenance & Repair	546998-57217	$565.00
						Check Total	*$565.00*
CHECK # 1655							
001	07/01/26	STEADFAST ALLIANCE	SA-25140	July 26 - Landscape Service	Landscape Maintenance	546300-53908	$9,780.66
						Check Total	*$9,780.66*
CHECK # 1656							
001	07/08/26	CHARTER COMMUNICATIONS	1848381062426	TV, INTERNET, PHONE 06/24/26-07/23/2	Telephone/Fax/Internet Services	541009-57217	$193.99
						Check Total	*$193.99*
CHECK # 1657							
001	07/08/26	COOPER POOLS INC.	2026-1591	July 26 - Pool Maintenance	Contracts-Pools	534078-57201	$1,990.00
						Check Total	*$1,990.00*
CHECK # 1658							
001	07/08/26	INFRAMARK LLC	183760	Inframark Management Inv - July 26	Accounting Services	532001-51301	$1,000.00
001	07/08/26	INFRAMARK LLC	183760	Inframark Management Inv - July 26	Administrative Services	531148-51301	$375.00
001	07/08/26	INFRAMARK LLC	183760	Inframark Management Inv - July 26	ProfServ-Dissemination Agent	531012-51301	$416.66
001	07/08/26	INFRAMARK LLC	183760	Inframark Management Inv - July 26	District Manager	531150-51301	$2,166.67
001	07/08/26	INFRAMARK LLC	183760	Inframark Management Inv - July 26	Field Services	531122-51301	$1,000.00
001	07/08/26	INFRAMARK LLC	183760	Inframark Management Inv - July 26	Financial & Revenue Collections	549150-51301	$416.67
001	07/08/26	INFRAMARK LLC	183760	Inframark Management Inv - July 26	ProfServ-Recording Secretary	531036-51301	$375.00
001	07/08/26	INFRAMARK LLC	183760	Inframark Management Inv - July 26	Rentals - General	544001-51301	$50.00
001	07/08/26	INFRAMARK LLC	183760	Inframark Management Inv - July 26	ProfServ-Info Technology	531020-51301	$50.00
001	07/08/26	INFRAMARK LLC	183760	Inframark Management Inv - July 26	Website Administration	549936-51301	$200.00
						Check Total	*$6,050.00*
CHECK # 1659							
001	07/08/26	KUTAK ROCK LLP	3763694	Through 05/31 - Legal Services	District Counsel	531146-51301	$3,546.00
						Check Total	*$3,546.00*
CHECK # 1660							
001	07/08/26	STEADFAST ALLIANCE	SA-25623	JUNE 2026-FDOT additional mowing (301	Landscape Maintenance	546300-53908	$2,500.00
						Check Total	*$2,500.00*

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1661							
001	07/08/26	STEADFAST ALLIANCE	SA-25622	MAY 2026-FDOT additional mowing (301)	Landscape Maintenance	546300-57217	$2,000.00
						Check Total	*$2,000.00*
CHECK # 1662							
001	07/22/26	COOPER POOLS INC.	1985	07/18/26 - Pool Rules Sign	R&M-Pools	546074-57217	$67.63
						Check Total	*$67.63*
CHECK # 1663							
001	07/22/26	CROSSCREEK ENVIRONMENTAL, INC.	26989	July 30% deposit - pond erosion repairs	R&M-Other Landscape	546036-57217	$16,440.00
						Check Total	*$16,440.00*
CHECK # 1664							
001	07/22/26	ELI PREMIER SERVICES LLC	0105	July 26 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57217	$700.00
						Check Total	*$700.00*
CHECK # 1665							
001	07/22/26	STANTEC CONSULTING SERVICES, INC	2592071	Through 06/26/26 - District Engineering Se	District Engineer	531147-51301	$940.50
						Check Total	*$940.50*
CHECK # 1668							
001	07/29/26	COOPER POOLS INC.	991	07/27 - ADA Chair Motor Repair	R&M-Pools	546074-57217	$2,302.37
						Check Total	*$2,302.37*
CHECK # 1669							
001	07/29/26	PASCO COUNTY UTILITIES	24847851	06/04 - 07/06 - Water	Utility - Water	543018-53301	$487.33
						Check Total	*$487.33*
CHECK # 1670							
001	07/29/26	PASCO COUNTY UTILITIES	24847958	06/04 - 07/06 - Water	Utility - Water	543018-53301	$1,063.51
						Check Total	*$1,063.51*
CHECK # 300005							
001	07/10/26	ADP, INC	070326-1870-ACH	6.24.26 PAYROLL CHARGE	Miscellaneous Services	549001-51301	$15.20
						Check Total	*$15.20*
CHECK # 300006							
001	07/22/26	WITHLACOOCHEE RIVER ELECTRIC	071426-2246427-ACH	ELECTRIC 06/08/26-07/09/26	Electric Utility Services	543006-53100	$50.85
						Check Total	*$50.85*

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300007							
001	07/22/26	WITHLACOOCHEE RIVER ELECTRIC	071426-2246429-ACH	STREETLIGHTS 07/14/26	Electricity - Streetlights	543013-53100	$1,397.03
						Check Total	*$1,397.03*
CHECK # 300008							
001	07/22/26	WITHLACOOCHEE RIVER ELECTRIC	071426-2349562-ACH	ELECTRIC 06/08/26-07/09/26	Electric Utility Services	543006-53100	$525.73
						Check Total	*$525.73*
CHECK # 300009							
001	07/22/26	WITHLACOOCHEE RIVER ELECTRIC	071426-2371302-ACH	STREETLIGHT 07/14/26	Electricity - Streetlights	543013-53100	$620.90
						Check Total	*$620.90*
						Fund Total	**$51,236.70**

Total Checks Paid	**$51,236.70**

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	7/3/2026	070326-1870-ACH	$15.20			6.24.26 PAYROLL CHARGE
COOPER POOLS INC.	7/1/2026	2026-1591	$1,990.00			July 26 - Pool Maintenance
INFRAMARK LLC	7/6/2026	183760	$375.00			Administrative Services - July 26
INFRAMARK LLC	7/6/2026	183760	$416.66			Dissemination Services - July 26
INFRAMARK LLC	7/6/2026	183760	$1,000.00			Field Services - July 26
INFRAMARK LLC	7/6/2026	183760	$416.67			Financial / Revenue Collections - July 26
INFRAMARK LLC	7/6/2026	183760	$375.00			Recording Secretary - July 26
INFRAMARK LLC	7/6/2026	183760	$50.00			Rentals / Leases - July 26
INFRAMARK LLC	7/6/2026	183760	$50.00			Technology / Data Storage - July 26
INFRAMARK LLC	7/6/2026	183760	$200.00		$2,883.33	Website Maintenance / Admin July
STEADFAST ALLIANCE	6/30/2026	SA-25623	$2,500.00			FDOT Mowing (301) - 06/01,06/08,06/15, 06/22,06/29
STEADFAST ALLIANCE	6/1/2026	SA-25622	$2,000.00		$4,500.00	FDOT Mowing (301) - 05/04,05/11,05/18,05/25
Monthly Contract Subtotal			**$9,388.53**			
Variable Contract						
KUTAK ROCK LLP	6/26/2026	3763694	$3,546.00			Through 05/31 - Legal Services
Variable Contract Subtotal			**$3,546.00**			
Utilities						
CHARTER COMMUNICATIONS	6/24/2026	1848381062426	$193.99			TV, INTERNET, PHONE 06/24/26-07/23/26
Utilities Subtotal			**$193.99**			
Regular Services						
INFRAMARK LLC	7/6/2026	183760	$1,000.00			Accounting Services - July 26
INFRAMARK LLC	7/6/2026	183760	$2,166.67		$3,166.67	District Management - July 26
Regular Services Subtotal			**$3,166.67**			
TOTAL			**$16,295.19**			

COBBLESTONE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ELI PREMIER SERVICES LLC	7/19/2026	0105	$700.00			July 26 - Janitorial Services
Monthly Contract Subtotal			**$700.00**			
Variable Contract						
STANTEC CONSULTING SERVICES, INC	7/17/2026	2592071	$940.50			Through 06/26/26 - District Engineering Services
Variable Contract Subtotal			**$940.50**			
Utilities						
WITHLACOOCHEE RIVER ELECTRIC	7/14/2026	071426-2246427-ACH	$50.85			ELECTRIC 06/08/26-07/09/26
WITHLACOOCHEE RIVER ELECTRIC	7/14/2026	071426-2246429-ACH	$1,397.03			STREETLIGHTS 07/14/26
WITHLACOOCHEE RIVER ELECTRIC	7/14/2026	071426-2349562-ACH	$525.73			ELECTRIC 06/08/26-07/09/26
WITHLACOOCHEE RIVER ELECTRIC	7/14/2026	071426-2371302-ACH	$620.90		$2,594.51	STREETLIGHT 07/14/26
Utilities Subtotal			**$2,594.51**			
Additional Services						
COOPER POOLS INC.	7/18/2026	1985	$67.63			07/18/26 - Pool Rules Sign
CROSSCREEK ENVIRONMENTAL, INC.	7/10/2026	26989	$16,440.00			July 30% deposit - pond erosion repairs
Additional Services Subtotal			**$16,507.63**			
TOTAL			**$20,742.64**			

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

Always Designing for People®

ADVICE OF DEBIT

Client Name	:	INFRAMARK, LLC
Client Number	:	2991870
Advice of Debit Number	:	725227550
Advice of Debit Date	:	07/03/2026
Advice of Debit Due Date	:	07/10/2026
Total Debited This Invoice	:	$15.20

0006764 01 MB 0.672 01 TR 00028 R2BDDC11 000000

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

RECEIVED
JUL 09 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: 06/24/2026					
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 07/10/2026 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 006764 R2BDDC11 007772 E

INVOICE

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

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

Cleaning Commercial Acct:Inframark Community Management:Cobblestone

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

Ship to
Cobblestone
3212 Gall Blvd
Zephyrhills, FL 33541

Invoice details

Invoice no.: 2026-1591
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

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

Total **$1,990.00**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo affirm

View and pay

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
183760	7/6/2026
CUSTOMER ID	**NET TERMS**
C2409	Due On Receipt
PO#	**DUE DATE**
	7/6/2026

BILL TO

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

Services provided for the Month of: July 2026

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

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

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Steadfast Alliance

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

Invoice

Date	Invoice #
6/30/2026	SA-25623

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
Bryan Radcliff				Net 30	SM1191 Cobblestone CDD

Quantity	Description	Rate	Serviced Date	Amount
5	FDOT ROW Mowing along 301. Service dates: June 1, June 8, June 15, June 22 and June 29.	500.00	6/29/2026	2,500.00

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	$2,500.00
Payments/Credits	$0.00
Balance Due	$2,500.00

Invoice

Date	Invoice #
6/1/2026	SA-25622

Steadfast Alliance

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

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
Bryan Radcliff				Net 30	SM1191 Cobblestone CDD

Quantity	Description	Rate	Serviced Date	Amount
4	FDOT ROW Mowing along 301. Service dates: May 4, May 11, May 18 and May 25.	500.00	5/25/2026	2,000.00

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

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

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

June 26, 2026

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3763694
Client Matter No. 65523-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3763694
65523-1

Re: General Counsel

For Professional Legal Services Rendered

05/03/26	J. Earlywine	0.20	75.00	Follow-up regarding settlement; email regarding HOA/CDD agreement
05/07/26	J. Earlywine	0.50	187.50	Conference call regarding settlement offer; follow-up
05/08/26	J. Earlywine	0.10	37.50	Email regarding budgets
05/09/26	J. Earlywine	1.10	412.50	Prepare budget and assessment notices and resolutions; analyze budget; email regarding same
05/12/26	J. Earlywine	0.40	150.00	Review plat and property records; review amenity rules; email regarding park area usage
05/13/26	J. Earlywine	0.20	75.00	Email regarding park tract
05/13/26	J. Earlywine	0.20	75.00	Follow-up email regarding HOA/CDD agreements
05/18/26	J. Earlywine	0.40	150.00	Conference call regarding settlement; follow-up
05/24/26	J. Earlywine	0.20	75.00	Email regarding settlement agreement
05/26/26	J. Earlywine	0.20	75.00	Follow-up regarding election history item

05/26/26	J. Earlywine	0.20	75.00	Follow-up regarding settlement agreement
05/26/26	K. Ibarra	0.10	22.50	Research election history; correspondence with district manager
05/26/26	K. Mood	0.20	64.00	Analyze elections resolution and advise regarding landowner election
05/27/26	J. Earlywine	1.20	450.00	Prepare for, travel to and from, and attend Board meeting; follow-up; email regarding project completion items
05/27/26	A. Ligas	0.10	27.50	Prepare project completion resolutions
05/27/26	P. O'Bryant	2.80	966.00	Review background documents; draft settlement agreement
05/28/26	K. Ibarra	0.30	67.50	Review resolution adopting parking and towing policies and executed license agreement regarding recreational facilities
05/29/26	K. Ibarra	0.10	22.50	Attend conference call regarding facilities operations
05/29/26	P. O'Bryant	0.30	103.50	Correspondence regarding settlement
05/30/26	J. Earlywine	0.80	300.00	Review and revise settlement agreement; email regarding same; revise budget documents to address long term agreements; email regarding same
05/31/26	J. Brown	0.30	135.00	Review draft settlement agreement and follow-up

TOTAL HOURS	9.90	
TOTAL FOR SERVICES RENDERED		$3,546.00
TOTAL CURRENT AMOUNT DUE		$3,546.00

Spectrum BUSINESS

June 24, 2026
Invoice Number: 1848381062426
Account Number: **8337 13 001 1848381**
Security Code: **8549**
Service At: 38049 COBBLE CREEK BLVD
ZEPHYRHILLS FL 33540-7397

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

Summary
Service from 06/24/26 through 07/23/26 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 07/11/26	**$193.99**

NEWS AND INFORMATION

Important Information About Your Services
We're here to help you stay informed about your services. To view the current channel lineup available in your area, please visit business.spectrum.com/channel-lineup.
If you would like a printed or accessible copy mailed to your business, please call us at 1–855-743-2152.

Stay connected to your business on the go with Spectrum Mobile for $30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 06252026 NNNNNYNN 01 000757 0003

RECEIVED
JUL 06 2026

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

June 24, 2026
COBBLESTONE COMMUNITY
Invoice Number: 1848381062426
Account Number: 8337 13 001 1848381
Service At: 38049 COBBLE CREEK BLVD
ZEPHYRHILLS FL 33540-7397

Total Due by 07/11/26 **$193.99**
Amount you are enclosing $

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

8337130011848381001939995

 June 24, 2026

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Invoice Number: 1848381062426
Account Number: 8337 13 001 1848381
Security Code: **8549**

Spectrum BUSINESS

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**
8633 2390 DY RP 24 06252026 NNNNNYNN 01 000757 0003

Charge Details

Previous Balance		193.99
Check Payment-thank You	06/11	-193.99
Remaining Balance		**$0.00**

Payments received after 06/24/26 will appear on your next bill.

Service from 06/24/26 through 07/23/26

Spectrum Business™ TV

Spectrum Business TV Stream	45.00
Promotional Discount	-5.00
Your promotional price will expire on 06/23/2028	
	$40.00
Spectrum Business™ TV Total	$40.00

Spectrum Business™ Internet

Spectrum Business Internet Gig	180.00
Bundle Discount	-90.00
Your promotional price will expire on 06/23/2028	
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 06/23/2028	
	$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 07/11/26	**$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

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

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:	0105
Invoice Date:	July 19, 2026
Payment Due:	August 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
July cleaning service

Stantec

INVOICE

Invoice Number	2592071
Invoice Date	July 17, 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 For Period Ending **June 26, 2026**

Current Invoice Total (USD) 940.50

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

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

Low Task **2026** **2026 FY General Consulting Services**

Professional Services

Billing Level		**Current Hours**	**Rate**	**Current Amount**
Level 10	Waag, R Tyson (Tyson)	4.75	198.00	940.50
	Subtotal Professional Services	4.75		940.50

Low Task Subtotal	**2026 FY General Consulting Services**	940.50
Top Task Subtotal	2026 FY General Consulting Services	940.50
	Total Fees & Disbursements	940.50
	INVOICE TOTAL (USD)	**940.50**

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. #
2026-06-05	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	198.00	49.50	MONTHLY BILLING AND FINANCIAL REVIEW.	
2026-06-16	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	CORRESPONDENCE WITH DM REGARDING POND 3 ADDITIONAL PROPOSALS. CREATE RFP DOCUMENTS FOR VENDORS AND DISTRIBUTE	
2026-06-19	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	REVIEW ADDITIONAL POND 3 PROPOSALS AND PROVIDE TO DM FOR UPCOMING MEETING.	
2026-06-22	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW CROSSCREEK POND 3 PROPOSAL. SEND TO DM.	
2026-06-24	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE (TEAMS)	
2026-06-26	238202132	2026	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CORRESPONDENCE WITH DM REGARDING CROSSCREEK CONTACT INFORMATION. UPDATE CROSSCREEK ON BOARD DECISION AND NOTIFY TO LOOK FOR EMAIL FROM DM.	
				Total subTask 2026	**4.75**		**$940.50**		
				Total Top Task 2026	**4.75**		**$940.50**		
			Total Project 238202132		**4.75**		**$940.50**		

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	07/14/2026
Amount Due	50.85
Current Charges Due	08/06/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	4525	07/09	4619				94

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	3
Jun 2026	31	3
Jul 2025	30	3

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

Previous Balance			50.79
Payment		50.79CR	
Balance Forward			0.00
Customer Charge		39.16	
Energy Charge 94 KWH @ 0.06090		5.72	
Fuel Adjustment 94 KWH @ 0.05000		4.70	
FL Gross Receipts Tax		1.27	
Total Current Charges			50.85
Total Due	E.F.T.		50.85

20142019

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 07/31/2026.

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: 07/14/2026

RECEIVED
JUL 20 2026
By

Use above space for address change ONLY.

District: OP08

25
9 - 8019

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

Electronic Funds Transfer on or after	07/31/2026
TOTAL CHARGES DUE	50.85
DO NOT PAY	

000224642700000508500000508503

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	07/14/2026
Amount Due	1,397.03
Current Charges Due	08/06/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From 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.

Previous Balance		1,389.39
Payment	1,389.39CR	
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 @ 0.05000	124.20	
Poles(QTY 54)	270.00	
FL Gross Receipts Tax	5.45	
Total Current Charges		1,397.03
Total Due E.F.T.		1,397.03

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.

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

DO NOT PAY
Total amount will be electronically transferred on or after 07/31/2026.

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: 07/14/2026

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	07/31/2026
TOTAL CHARGES DUE	1,397.03
DO NOT PAY	

000224642900013970300013970303

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	**07/14/2026**
Amount Due	**525.73**
Current Charges Due	**08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	23036	07/09	27305				4269

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	138
Jun 2026	31	190
Jul 2025	30	190

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

Previous Balance		692.65
Payment	692.65CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 4,269 KWH @ 0.06090	259.98	
Fuel Adjustment 4,269 KWH @ 0.05000	213.45	
FL Gross Receipts Tax	13.14	
Total Current Charges		525.73
Total Due E.F.T.		525.73

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DO NOT PAY
Total amount will be electronically transferred on or after 07/31/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
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See Reverse Side For Mailing Instructions

Bill Date: 07/14/2026

Use above space for address change ONLY.

District: OP08

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

Electronic Funds Transfer on or after	**07/31/2026**
TOTAL CHARGES DUE	**525.73**
DO NOT PAY	

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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	07/14/2026
Amount Due	620.90
Current Charges Due	08/06/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From 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		617.51
Payment	617.51CR	
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 @ 0.05000	55.20	
Poles(QTY 24)	120.00	
FL Gross Receipts Tax	2.42	
Total Current Charges		620.90
Total Due E.F.T.		620.90

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

DO NOT PAY
Total amount will be electronically transferred on or after 07/31/2026.

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: 07/14/2026

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	07/31/2026
TOTAL CHARGES DUE	620.90
DO NOT PAY	

000237130200006209000006209002

Cooper Pools Inc

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

Invoice #: 1985
Invoice Date: 7/18/2026
Due Date: 8/18/2026

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

LOCATION: 38049 Cobble Creek Blvd, Zephyrhills

Item	Description	Qty	Rate	Amount
24"x36" Vertical Pool Rules Sign	24"x36" Vertical Pool Rules Sign	1.00	$67.63	$67.63
Approved Work Order – Quote Installation		1.00	$0.00	$0.00

Subtotal: $67.63
Tax: $0.00
Total: $67.63
Amount Due: $67.63

Crosscreek Environmental Inc.
111 61st Street East
Palmetto, FL 34221

Invoice

Date: 7/10/2026
Invoice # 26989
P.O. #

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

Terms: Net 30
Due Date: 8/9/2026

Description	Qty	Price	Amount
30% deposit due prior to commencement of work per estimate #15615. Amount to be deducted from final invoice. 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. 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**		16,440.00	16,440.00

Thank you for your business!

Subtotal	$16,440.00
Sales Tax (0.0%)	$0.00
Total	$16,440.00
Payments/Credits	$0.00
Balance Due	$16,440.00

Cobblestone CDD

Wednesday, August 19 2026

Prepared For Board Of Supervisors

13 Item Identified

13 Item Incomplete

Jason Liggett

Director Of Field Services

Item 1

Assigned To: Steadfast

Fill in the missing Dwarf Bottlebrush at the us 301 and Cobble Creek Blvd entrance. Should need a total of 4 plants.

Item 2

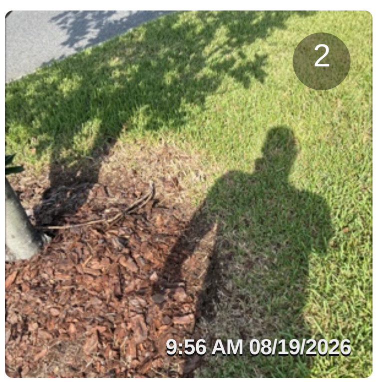
Assigned To: Steadfast

Remove the stakes from under the magnolia trees in the center island at the Us301 and Cobble Creek entrance.

Item 3

Assigned To: Steadfast

In a lot of the bed spaces at the entrance on 301 there was chemical edging in particular the center island has damage this will need to be replaced under warranty. Please make sure we are careful with round up and use mechanical edging.



Item 4

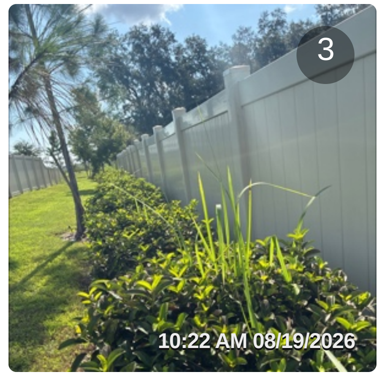
Assigned To: Steadfast

Diagnose and treat the ligustrum on the out bound side of the us 301 entrance. I would dig the material around the base to allow air to the roots and fertilize.

Item 5

Assigned To: Steadfast

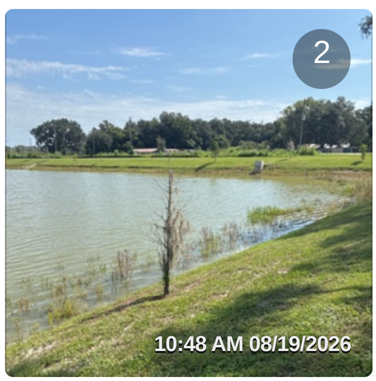
At the dead end on Beacon Brick Drive remove the Cogan grass from the viburnum. We also need to treat the viburnum for aphids during my inspection there was a lot of sooty mold on this material.

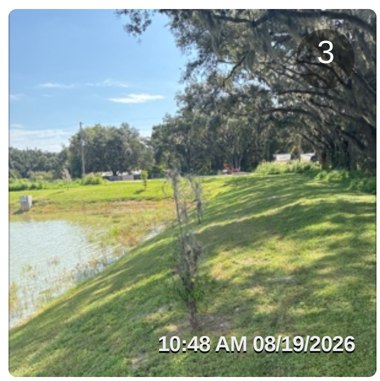


Item 6

Assigned To: Steadfast

During my inspection the pond mowing looked good. I would like for steadfast to assess the trees around the pond banks. Some of them are struggling and some look deceased and provide the district a plan for these treees.

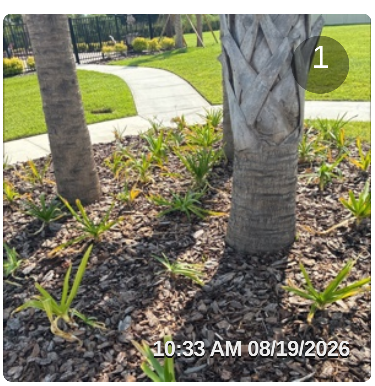


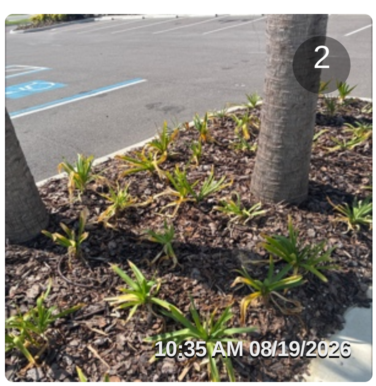


Item 7

Assigned To: Steadfast

Diagnose and treat the agapanthus at the pool area. To me it looks like tip fungus which will need to be treated.





Item 8

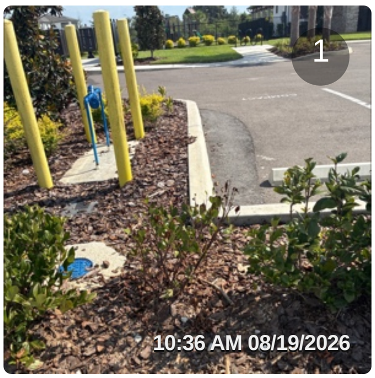
Assigned To: Steadfast

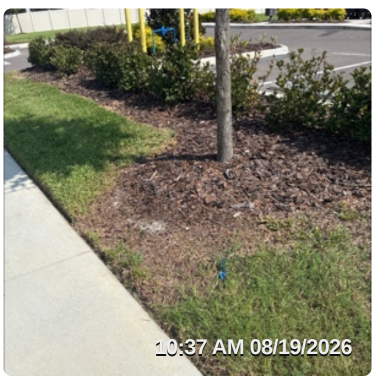
Dissenter and treat the defoliating sunshine ligustrum at the pool area I would treat with an insecticide and insure irrigation coverage.

Item 9

Assigned To: Steadfast

In the viburnum hedge row at the front of the amenity center parking lot remove the buildup from the crown of the plants to allow air to the root structure and treat with fungicides.





Item 10

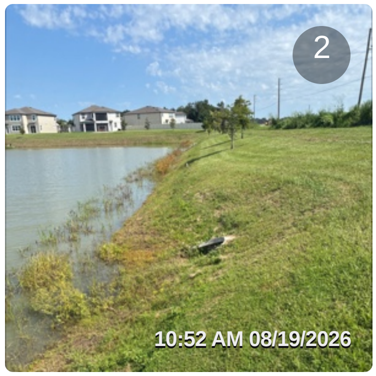
Assigned To: Steadfast

Replace the turf area that has been killed in front of the viburnum hedge in front of the amenity center parking lot. This looks to be from chemicals.

Item 11

Assigned To: Board

Pond 3 new inlets coming from Crystal springs road.



Item 12

Assigned To: Steadfast

Remove trash and treat invasive grasses around pond 3

Item 13

Assigned To: Steadfast

The area behind 2648 Sunny Pebble loop needs to cleaned up and addressed this was in last months report and still needs to be completed. Please provide a date on when this will rectified.