

Cedar Pointe Community Development District

12051 Corporate Boulevard, Orlando, FL 32817- 407-723-5900- FAX 407-723-5901

www.cedarpointecdd.com

The meeting of the Board of Supervisors of **Cedar Pointe Community Development District** will be held on **Friday, January 8, 2021 at 10:00 a.m. 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL 32258**. The following is the proposed agenda for this meeting.

PLEASE NOTE: Anyone seeking to physically attend the Cedar Pointe CDD Board of Supervisors meeting **MUST** wear a mask and socially distance. In light of social distancing requirements, there will be limited space for members of the public to physically attend the meeting. Once the meeting space has reached capacity with social distancing parameters in place, attendance will be available **ONLY** through virtual means. To attend the meeting virtually, please call:

Call in number: 1-844-621-3956 (New)

Passcode: 790 562 990 # (New)

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

General Business Matters

1. Consideration of Minutes of the July 10, 2020 Board of Supervisors' Meeting
2. Consideration of Resolution 2021-01, Declaring a Vacancy in Seat 1 and Seat 2
3. Ratification of Grau & Associates Engagement Letter for FY 2020 Audit Report
4. Review & Acceptance of Series 2005A Arbitrage Rebate Calculation Report
5. Discussion Regarding Material on the District Website
6. Ratification of Payment Authorization 2019-47—2019-67
7. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
- Audience Comments
- Supervisors Requests

Adjournment



**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Minutes of the July 10,
2020 Board of Supervisors' Meeting

MINUTES OF MEETING

CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

Friday, July 10, 2020 at 10:00 a.m.

Via conference call due to the COVID-19 Executive Order 20-150.

Board Members present at roll call via speaker phone:

Kelly McCarrick	Chairperson	(via phone)
James Stowers	Vice Chairperson	(via phone)
Susan Calvo	Assistant Secretary	(joined in prog. via phone)
Andy Hagan	Assistant Secretary	(via phone)
Stacey Pyle	Assistant Secretary	(via phone)

Also present were:

Vivian Carvalho	District Manager-PFM Group Consulting, LLC	(via phone)
Venessa Ripoll	Assistant District Manager- PFM Group Consulting, LLC	
(via phone)		
Wes Haber	District Counsel- Hopping Green & Sams	(via phone)
Mike Veazey	ICI Homes	(via phone)
Amy Champagne	PFM Group Consulting, LLC	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll

Ms. Carvalho call to order at 10:04 a.m. the meeting of the Board of Supervisors of the Cedar Pointe Community Development District and proceeded with roll call. Those in attendance are outlined above.

Administer Oath of Office to Newly Appointed Board of Supervisors Kelly McCarrick and Andy Hagan

Ms. McCarrick and Mr. Hagan were administered the oath of office prior to the start of the meeting. Ms. Carvalho asked if they would like to receive or waive compensation. They both chose to waive compensation.

Public Comment Period

There were no public comments at this time.

Discussion regarding Executive Orders 20-150

This meeting is being done via video and teleconference in accordance with the Executive Order 20-150 which extends the previous Executive Orders giving the District the ability to have this meeting virtually through August 1, 2020. All items that the Board discusses today will be ratified at a future in-person meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Minutes of the April 10, 2020 Board of Supervisors Meeting

The Board reviewed the Minutes of the April 10, 2020 Board of Supervisors Meeting.

On MOTION by Ms. McCarrick, seconded by Ms. Pyle, with all those in favor, the Board approved Minutes of the April 10, 2020 Board of Supervisors Meeting.

Public Hearing on the Adoption of the District's Annual Budget

- a) Public Comments and Testimony**
- b) Board Comments**
- c) Consideration of Resolution 2020-07, Adopting the Fiscal Year 2021 Budget and Appropriating Funds**

Ms. Carvalho requested a motion to open the Public Hearing.

On MOTION by Ms. Pyle, seconded by Mr. Stowers, with all those in favor, the Board opened the Public Hearing.

Ms. Carvalho noted behind the Resolution are the exhibits. Exhibit A is the O&M Budget and Exhibit B is the Debt Service Budget. She explained the difference between the two Budgets.

Ms. McCarrick explained the revisions she made to the Budget with the goal of keeping it in line with last year's Budget. She removed the Landscape Improvements and the Irrigation Repairs and Maintenance line items and increased Contingency to \$10,000.00 which should capture any unforeseen repairs and maintenance. Year over year the Budget has remained unchanged and the District is still able to carry forward a \$10,000.00 surplus keeping assessments at \$218.96 per unit.

There were no questions or comments from the Board so Ms. Carvalho requested a motion to close the Public Hearing.

On MOTION by Mr. Hagan, seconded by Ms. Pyle, with all those in favor, the Board closed the Public Hearing.

Ms. Carvalho explained the Resolution includes both exhibits and all the funds that are obligations within the District. There were no questions so she requested a motion to approve Resolution 2020-07, as presented.

On MOTION by Ms. Pyle, seconded by Ms. McCarrick, with all those in favor, the Board approved Resolution 2020-07, Adopting the Fiscal Year 2021 Budget and Appropriating Funds with a Total Revenue of \$93,425.00.

Consideration of Resolution 2020-08, Levying O&M Assessment and Certifying an Assessment Roll

Ms. Carvalho explained the Resolution outlines the obligations of the Tax Collector and certifying the Tax Roll. She stated behind the Resolution is Exhibit B which is the Tax Roll. This is based on the Budget the Board just approved.

On MOTION by Ms. McCarrick, seconded by Ms. Pyle, with all those in favor, the Board approved Resolution 2020-08, Levying O&M Assessment and Certifying an Assessment Roll.

Consideration of Resolution 2020-10, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021

Ms. Carvalho stated this is the last meeting for this Fiscal Year. This District meets on a quarterly basis and the meeting schedule presented today is based on the existing schedule which is for the second Friday on a quarterly basis for the following Month: October, January, April, and July.

On MOTION by Ms. Pyle, seconded by Mr. Hagan, with all those in favor, the Board approved Resolution 2020-10, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021.

Consideration of Resolution 2020-11, Declaring Vacancies on the Board

Ms. Carvalho stated there are two additional seats on the Board which were part of the General Election. Those seats were as follows: Seat 1 and Seat 2. Notices have been sent out for the qualifying period and according to Duval County Supervisor of Elections no one ran for those seats. The Resolution declares vacancies on the Board and that Board has between now and January 31st to appoint two qualified individuals to the Board.

Ms. McCarrick asked if the seats remain filled by the existing Board Members until the qualified electors step forward. Mr. Haber stated the Resolution declares vacancies that go into effect the second Tuesday after the General Election. The seat is vacant but the Board Members who are presently in those seats remain in those seats until a new Board

Member is appointed to fill those seats. The new Board Member must be a qualified elector and the District needs to make every effort to try to and identify a qualified elector within 90 days of the date of the vacancy. If the District does not have success in the 90 days time period then Mr. Hagan and Mr. Stowers will remain in their respective seats with the understanding the District needs to make reasonable efforts to try and find qualified electors to fill the seats.

On MOTION by Ms. Pyle, seconded by Ms. McCarrick, with all those in favor, the Board approved Resolution 2020-11, Declaring Vacancies on the Board.

Letter from the Supervisor of Elections- Duval County

As of April 15, 2020 the District has a total of 385 registered voters within the District. Ms. Carvalho requested a motion to accept the Letter from the Supervisor of Elections- Duval County.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all those in favor, the Board accepted the Letter from the Supervisor of Elections- Duval County.

Review and Consideration of PFM District Management Services Engagement Letter

Ms. Carvalho explained the PFM District Management Services Engagement Letter outlines a fee increase from \$15,000.00 per year to \$20,000.00 per year.

On MOTION by Ms. McCarrick, seconded by Ms. Pyle, with all those in favor, the Board approved the PFM District Management Services Engagement Letter.

Review and Consideration of Agreement with VGlobal Tech for Website Maintenance Services

This is an addendum to the VGlobal Tech existing contract to have them work directly with the District as it pertains to the maintenance of the website, ADA Auditing services, and any remediation that needs to be done. District Counsel has reviewed the agreement and agreed to the changes. Ms. Carvalho requested a motion to approve the agreement as presented.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all those in favor, the Board approved Agreement with VGlobal Tech for Website Maintenance Services, as presented.

Ratification of Payment Authorizations 2019-44 - 2019-46

The Board reviewed the Payment Authorizations 2019-44 - 2019-46.

On MOTION by Mr. Hagan, seconded by Ms. Pyle, with all those in favor, the Board ratified Payment Authorizations 2019-44 - 2019-46.

Review of District Financial Statements

The Board reviewed the District Financial Statements through June 30, 2020. There was no action required by the Board.

SECOND ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report

District Engineer – Not Present

District Manager – Ms. Carvalho presented the Fiscal Year 2019 Audit Report for acceptance. It was considered a clean Audit.

On MOTION by Ms. McCarrick, seconded by Ms. Pyle, with all those in favor, the Board accepted the Fiscal Year 2019 Audit Report.

The next meeting is scheduled for Friday October 2, 2020 at 10:00 a.m. District staff will provide an update to the Board regarding the method in which the District will meet and send calendar invites for the Fiscal Year 2021 meeting schedule.

THIRD ORDER OF BUSINESS

**Audience Comments and
Supervisors Requests**

There were no Supervisor requests or audience comments.

FOURTH ORDER OF BUSINESS

Adjournment

There were no additional items to discuss. Ms. Carvalho requested a motion to adjourn.

On MOTION by Ms. McCarrick, seconded by Ms. Pyle, with all those in favor, the July 10, 2020 Board of Supervisors Meeting of the Cedar Pointe Community Development District was adjourned at 10:21 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2021-01,
Declaring a Vacancy in Seat 1 and Seat 2

RESOLUTION 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 1 AND SEATS 2 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on November 3, 2020, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period, whereas, no qualified elector qualified for Seat 1 or Seat 2; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare the remaining seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seat is hereby declared vacant effective as of November 18, 2020:

Seat #1 (currently held by Andy Hagan)
Seat #2 (currently held by James Stowers)

SECTION 2. Until such time as the District Board nominates Qualified Electors to fill the vacancy declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ____ day of January, 2021.

ATTEST:

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name:_____

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Grau & Associates
Engagement Letter for FY 2020 Audit
Report



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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September 3, 2020

To Board of Supervisors
Cedar Pointe Community Development District
12051 Corporate Blvd.
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Cedar Pointe Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2020, with an option for one one-year renewal. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cedar Pointe Community Development District as of and for the fiscal year ended September 30, 2020, with an option for one one-year renewal. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to including the auditor's report in an exempt offering document, you agree that the aforementioned auditor's report will not be included in any such offering document without our prior permission or consent. Any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute

the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, JENNIFER WALDEN, C/O PFM GROUP CONSULTING, LLC., 12051 CORPORATE BLVD., ORLANDO, FL 32817, 407-382-3256, waldenj@pfm.com.

This agreement provides for a contract period of one (1) year with the option of one (1) additional, one-year renewal upon the written consent of both parties. Our fee for these services will not exceed \$3,900 for the September 30, 2020 audit. The fee for fiscal year 2021 will not exceed \$4,000 unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cedar Pointe Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

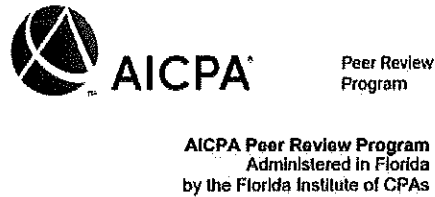
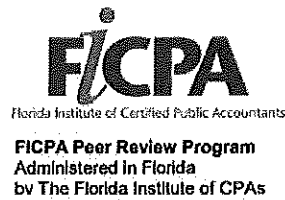
RESPONSE:

This letter correctly sets forth the understanding of Cedar Pointe Community Development District.

By: Kelly McCarrle

Title: Chair

Date: 11/4/20



February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Review & Acceptance of Series 2005A
Arbitrage Rebate Calculation Report

**Cedar Pointe Community Development District
\$6,090,000 Capital Improvement Revenue Bonds,
Series 2005A**

Installment Date Computation

For the period June 7, 2005 through May 31, 2020

GNP Services, CPA, PA

www.gnpcpas.com

904-278-8980

630 Kingsley Avenue
Orange Park, FL 32073

P.O. Box 1179
Orange Park, FL 32067-1179

July 24, 2020

Ms. Jennifer Walden, Senior District Manager
Cedar Pointe CDD
c/o PFM Group Consulting LLC
12051 Corporate Boulevard
Orlando, Florida 32817

RE: Installment Date Computation

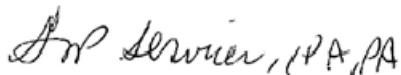
Dear Ms. Walden:

GNP Services, CPA, PA has been requested to compute the Rebatale Arbitrage Liability with respect to the Cedar Pointe Community Development District \$6,090,000 Capital Improvement Revenue Bonds, Series 2005A. All computations included herein are mathematically accurate and have been performed in accordance with the Code. All capitalized terms are defined in the attached report.

- There is no Rebatale Arbitrage Liability or Yield Reduction Payment Amount for the Cumulative Computation Period. Accordingly, there is no amount due to the U.S. Government as of the Current Installment Computation Date.
- The next Installment Computation Date is May 31, 2025.

Please see attached supporting schedules for further details. If you have questions regarding this report, or any other concerns, please call (904) 278-8980.

Very truly yours,



GNP Services, CPA, PA

Enclosure

cc: Ms. Stacey Johnson, U.S. Bank Global Corporate Trust

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Definitions

Arbitrage Yield - The semiannual discount rate at which the present value of payments of principal and interest equals the par amount of the bonds adjusted as follows: if applicable, plus accrued interest and original issue premium, and less original issue discount, cost of credit enhancement and/or reserve surety.

Bona Fide Debt Service Fund - A fund that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year and that may be excluded from the Rebatable Arbitrage Liability computation if the requirements specified in the Code for the Bona Fide Debt Service Fund exemption are met.

Bond Documents - Certificate as to Arbitrage and Certain Other Tax Matters and IRS Form 8038-G executed as of the Issue Date and information regarding the investment and expenditures of gross proceeds. Nothing has come to our attention that has led us to conclude that any of the information included in these documents has been affected by events or circumstances occurring after their respective dates.

Bonds - Cedar Pointe Community Development District \$6,090,000 Capital Improvement Revenue Bonds, Series 2005A

Code - Section 148(f) of the Internal Revenue Code of 1986 and existing applicable Treasury Regulations

Cumulative Computation Period - The period beginning on the Issue Date and ending on the Current Installment Computation Date

Cumulative Rebatable Arbitrage Liability - The Rebatable Arbitrage Liability for the Cumulative Computation Period

Current Computation Period - The period beginning on May 31, 2019 and ending on the Current Installment Computation Date

Current Installment Computation Date - May 31, 2020

Debt Service Funds - The Revenue, Interest, Sinking and Prepayment Funds

Installment Computation Dates - Any date not later than the fifth anniversary of the Issue Date of the Bonds and each subsequent fifth year thereafter. For the Bonds, the Installment Computation Dates are May 31, 2010 and each subsequent fifth May 31 thereafter.

Issue Date - June 7, 2005

Issuer - Cedar Pointe Community Development District

Minor Portion - Section 148(e) permits an issuer to arbitrage the lesser of \$100,000 or 5 percent of sales proceeds as a de minimus minor portion of the issue

Rebatable Arbitrage Liability - The excess of receipts over payments calculated in accordance with the Code

Rebatable Arbitrage Liability Payment Due Date - The date that is no later than sixty days past each Installment Computation Date

Yield Reduction Payment Amount - The payment amount made to the federal government in order to reduce the yield on investment of Bond proceeds to meet yield restriction requirements under the Code

Summary of Bond Document Representations and Related Conclusions

Representations

- The Bond Documents state the following:
 - The Bonds were issued on June 7, 2005.
 - The Debt Service Reserve Fund is “reasonably required” in accordance with the Code.
 - The temporary period for the Acquisition & Construction Fund is three years.
 - The Debt Service Funds are expected to meet the requirements of a Bona Fide Debt Service Fund.
 - The Deferred Costs Fund is funded with transfers from the Debt Service Reserve Fund.
 - The Arbitrage Yield is 5.435400%.
 - The Bonds were issued for the purpose of financing the cost of acquiring, constructing and equipping assessable improvements; paying certain costs associated with the issuance of the Bonds; making a deposit into the Debt Service Reserve Fund for the benefit of all of the Bonds; and paying a portion of the interest to become due on the Bonds.

Related Conclusions

- We have concluded the following:
 - The Bonds are subject to the 1993 Regulations. New regulations or rulings that apply to the Bonds may be enacted. If so, it should be determined that the computation of the Rebatale Arbitrage Liability complies with any applicable changes.
 - The next Rebatale Arbitrage Liability Payment Due Date is July 30, 2025, assuming an Installment Computation Date of May 31, 2025.
 - The Debt Service Reserve Fund may be invested at an unrestricted yield.
 - Subsequent to June 7, 2008, the Acquisition & Construction Fund has been appropriately excluded from the yield reduction payment computation because it met the minor portion exemption requirement.
 - During the Current Computation Period the Debt Service Funds were invested at a yield lower than the Arbitrage Yield. Including the transaction activity recorded in the Debt Service Funds in the event that the Bona Fide Debt Service Fund exemption requirements are not met would only serve to increase the amount of negative arbitrage for the Bonds. Therefore, we have excluded the transaction activity recorded in the Debt Service Funds from the calculation of Cumulative Rebatale Arbitrage Liability. The Debt Service Funds and any other replacement proceeds must be analyzed for each Bond year to determine whether they are exempt from rebate requirements.
 - The Deferred Costs Fund constitutes gross proceeds and is subject to rebate.

Assumptions

- Certain Bond documents, financial records and other materials relevant to the computation of the Rebatale Arbitrage Liability have been provided to us by various parties. Nothing has come to our attention to lead us to conclude that any of the information provided includes errors or omissions; therefore we have assumed that all information included in the materials provided to us is accurate and complete.
- We have assumed that all transaction activity provided to us is includable in the computation of the Rebatale Arbitrage Liability under the Code.

- We have assumed the financial schedules and information provided with respect to the proceeds is accurate in all respects, including dates and amounts of the cash flow transactions. We further assumed that a current cash outlay occurred no later than 5 banking days after the date on which the allocation of gross proceeds to an expenditure was made.
- We have relied on the report prepared by Grau & Associates with respect to the Rebtable Arbitrage Liability as of May 31, 2009.

Sources and Uses

Sources

Principal	\$ 6,090,000.00
Original Issue Discount	(40,742.10)
Underwriter's Discount	(85,260.00)
Accrued Interest	5,455.63
Total	\$ 5,969,453.53

Uses

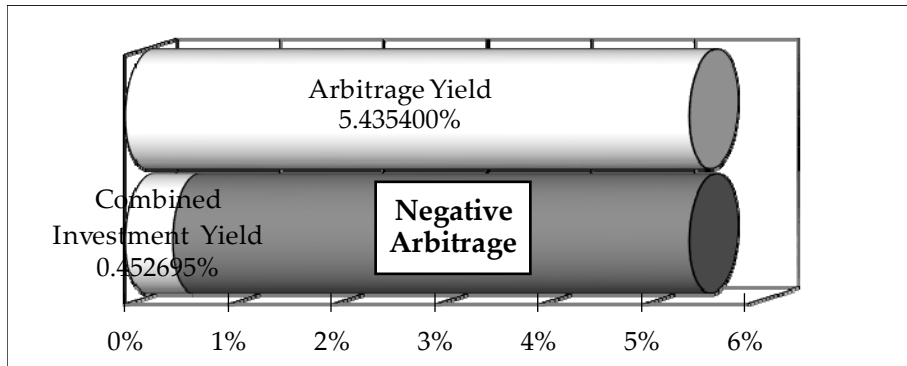
Acquisition & Construction Fund	\$ 5,259,274.25
Debt Service Reserve Fund	410,700.00
Costs of Issuance Fund	165,000.00
Capitalized Interest Fund	129,023.65
Accrued Interest	5,455.63
Total	\$ 5,969,453.53

Conclusions

Arbitrage Yield/Investment Yield Comparison

The Arbitrage Yield is stated in the Bond Documents to be 5.435400%. The Bond Documents further state that the computation of the Arbitrage Yield is based on a year of 360 days comprised of twelve 30-day months with interest compounding semi-annually.

The yield on the U.S. Bank Money Market and SBA Obligations (the “Combined Investment Yield”) is calculated to be 0.452695% as shown on Schedules A-C. The Combined Investment Yield is based on a year of 360 days comprised of twelve 30-day months with interest compounding semi-annually.



Rebatable Arbitrage Liability Expectation

The Combined Investment Yield on the Gross Proceeds that are subject to the Rebtable Arbitrage Liability computation was less than the Arbitrage Yield during the Current Computation Period, as shown above. This results in an expectation of negative Rebtable Arbitrage Liability with respect to those Gross Proceeds as shown on Schedules A-C. The results are in accordance with expectations.

Rebtable Arbitrage Liability

The Rebtable Arbitrage Liability computation results in a Cumulative Rebtable Arbitrage Liability in the negative amount of \$(532,411.84). Therefore no payment is due as of the Current Installment Computation Date.

Record Keeping Requirements

Records evidencing the transaction data used to calculate arbitrage rebate and yield restriction amounts must be maintained until three years after the last outstanding bond of the issue is redeemed. This report, and documentation we maintain in our files, cannot be relied upon to meet the record retention requirement.

SYNOPSIS OF COMPUTATION RESULTS

As of the Current Installment Computation Date

31-May-20

Cedar Pointe Community Development District

\$6,090,000 Capital Improvement Revenue Bonds, Series 2005A

Current Computation Period	
Debt Service Reserve Fund	\$ (15,672.18)
Acquisition & Construction Fund	(90.63)
Deferred Costs Fund	(2,625.77)
Computation Date Credit	(1,760.00)
Current Computation Period Total Rebatable Arbitrage Liability	\$ (20,148.58)
Cumulative Computation Period	
Current Computation Period Total Rebatable Arbitrage Liability	\$ (20,148.58)
Future Value of Rebatable Arbitrage Liability Reported at 5/31/19	(512,263.26)
Cumulative Rebatable Arbitrage Liability	\$ (532,411.84)

Gross Proceeds Subject to Arbitrage Rebate Remaining

As of the Current Installment Computation Date

Debt Service Reserve Fund	\$ 281,416.50
Acquisition & Construction Fund	2,327.82
Deferred Costs Fund	81,554.62
Debt Service Funds	95,051.01
Total	\$ 460,349.95

Schedule A
Rebatable Arbitrage Liability Computation
Debt Service Reserve Fund

Cedar Pointe Community Development District
\$6,090,000 Capital Improvement Revenue Bonds, Series 2005A

Issue Date	07-Jun-05	Combined Investment Yield	0.452695%
Beginning Date	31-May-19	Arbitrage Yield	5.435400%
Computation Date	31-May-20	Total Earnings	\$ 425.39

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
31-May-19	\$ -	\$ (293,216.11)	\$ (74.80)	\$ 293,216.11	\$ (309,449.07)	\$ 293,290.91
03-Jun-19			74.80	293,216.11	78.89	(74.80)
01-Jul-19			72.30	293,216.11	75.93	(72.29)
01-Aug-19			62.26	293,216.11	65.10	(62.24)
03-Sep-19			49.81	293,216.11	51.83	(49.79)
01-Oct-19			43.38	293,216.11	44.95	(43.36)
01-Nov-19			37.35	293,216.11	38.53	(37.33)
02-Dec-19			36.15	293,216.11	37.12	(36.12)
02-Jan-20			37.35	293,216.11	38.18	(37.32)
03-Feb-20			37.25	293,216.11	37.90	(37.21)
02-Mar-20			30.84	293,216.11	31.25	(30.81)
01-Apr-20			13.90	293,216.11	14.02	(13.88)
01-May-20			2.40	293,216.11	2.41	(2.40)
06-May-20	11,799.61			281,416.50	11,841.87	(11,783.60)
31-May-20	281,416.50		2.40	0.00	281,418.90	(281,009.76)
Totals					\$ (15,672.18)	\$ 0.00

Schedule B
Rebatable Arbitrage Liability Computation
Acquisition & Construction Fund

Cedar Pointe Community Development District
\$6,090,000 Capital Improvement Revenue Bonds, Series 2005A

Issue Date	07-Jun-05	Combined Investment Yield	0.452695%
Beginning Date	31-May-19	Arbitrage Yield	5.435400%
Computation Date	31-May-20	Total Earnings	\$ 35.53

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
31-May-19	\$ -	\$ (2,281.70)	\$ (5.00)	\$ 2,281.70	\$ (2,412.68)	\$ 2,286.70
12-Jun-19			5.00	2,281.70	5.27	(5.00)
12-Jun-19		(5.00)		2,286.70	(5.27)	5.00
11-Jul-19			4.79	2,286.70	5.02	(4.78)
11-Jul-19		(4.79)		2,291.49	(5.02)	4.78
15-Aug-19			4.91	2,291.49	5.12	(4.89)
15-Aug-19		(4.91)		2,296.40	(5.12)	4.89
11-Sep-19			4.59	2,296.40	4.77	(4.57)
11-Sep-19		(4.59)		2,300.99	(4.77)	4.57
10-Oct-19			4.36	2,300.99	4.51	(4.34)
11-Oct-19		(4.36)		2,305.35	(4.51)	4.34
13-Nov-19			4.00	2,305.35	4.12	(3.97)
13-Nov-19		(4.00)		2,309.35	(4.12)	3.97
12-Dec-19			(3.56)	2,309.35	(3.65)	3.53
12-Dec-19		(3.56)		2,312.91	(3.65)	3.53
13-Jan-20			3.60	2,312.91	3.67	(3.57)
13-Jan-20		(3.60)		2,316.51	(3.67)	3.57
10-Feb-20			3.56	2,316.51	3.62	(3.52)
10-Feb-20		(3.56)		2,320.07	(3.62)	3.52
10-Mar-20			3.25	2,320.07	3.29	(3.21)
10-Mar-20		(3.25)		2,323.32	(3.29)	3.21
13-Apr-20			2.68	2,323.32	2.70	(2.64)
13-Apr-20		(2.68)		2,326.00	(2.70)	2.64
11-May-20			1.82	2,326.00	1.83	(1.79)
11-May-20		(1.82)		2,327.82	(1.83)	1.79
31-May-20	2,327.82		1.53	0.00	2,329.35	(2,293.76)
Totals					\$ (90.63)	\$ 0.00

Schedule C
Rebatable Arbitrage Liability Computation
Deferred Costs Fund

Cedar Pointe Community Development District
\$6,090,000 Capital Improvement Revenue Bonds, Series 2005A

Issue Date	07-Jun-05	Combined Investment Yield	0.452695%
Beginning Date	31-May-19	Arbitrage Yield	5.435400%
Computation Date	31-May-20	Total Earnings	\$ 1,187.37

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
31-May-19	\$ -	\$ (67,990.38)	\$ (125.02)	\$ 67,990.38	\$ (71,868.05)	\$ 68,115.40
03-Jun-19			3.05	67,990.38	3.22	(3.05)
04-Jun-19		(77.85)		68,068.23	(82.09)	77.84
12-Jun-19			121.97	68,068.23	128.46	(121.90)
12-Jun-19		(121.97)		68,190.20	(128.46)	121.90
01-Jul-19			3.06	68,190.20	3.21	(3.06)
02-Jul-19		(75.36)		68,265.56	(79.13)	75.25
11-Jul-19			116.89	68,265.56	122.58	(116.66)
11-Jul-19		(116.89)		68,382.45	(122.58)	116.66
01-Aug-19			2.66	68,382.45	2.78	(2.65)
02-Aug-19		(64.92)		68,447.37	(67.87)	64.73
07-Aug-19	12,575.49			55,871.88	13,136.54	(12,535.75)
07-Aug-19		(12,575.49)		68,447.37	(13,136.54)	12,535.75
15-Aug-19			119.55	68,447.37	124.73	(119.13)
15-Aug-19		(119.55)		68,566.92	(124.73)	119.13
03-Sep-19			0.41	68,566.92	0.43	(0.41)
04-Sep-19		(50.22)		68,617.14	(52.25)	50.00
11-Sep-19			111.79	68,617.14	116.19	(111.26)
11-Sep-19		(111.79)		68,728.93	(116.19)	111.26
01-Oct-19			0.01	68,728.93	0.01	(0.01)
02-Oct-19		(43.39)		68,772.32	(44.96)	43.14
10-Oct-19			116.74	68,772.32	120.81	(116.03)
10-Oct-19		(116.74)		68,889.06	(120.81)	116.03
01-Nov-19			0.01	68,889.06	0.01	(0.01)
04-Nov-19		(37.36)		68,926.42	(38.52)	37.09
13-Nov-19			119.44	68,926.42	123.00	(118.52)
13-Nov-19		(119.44)		69,045.86	(123.00)	118.52
02-Dec-19			0.02	69,045.86	0.02	(0.02)
03-Dec-19		(36.17)		69,082.03	(37.14)	35.86
12-Dec-19			106.40	69,082.03	109.10	(105.44)
13-Dec-19		(106.44)		69,188.47	(109.12)	105.47
02-Jan-20			0.02	69,188.47	0.02	(0.02)
03-Jan-20		(37.37)		69,225.84	(38.20)	37.00
13-Jan-20			107.19	69,225.84	109.40	(106.07)
13-Jan-20		(107.19)		69,333.03	(109.40)	106.07
03-Feb-20			0.03	69,333.03	0.03	(0.03)
04-Feb-20		(37.28)		69,370.31	(37.93)	36.85
10-Feb-20			106.31	69,370.31	108.07	(105.06)
10-Feb-20		(106.31)		69,476.62	(108.07)	105.06
02-Mar-20			0.02	69,476.62	0.02	(0.02)
03-Mar-20		(30.86)		69,507.48	(31.26)	30.46

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
10-Mar-20			96.86	69,507.48	98.02	(95.59)
10-Mar-20		(96.86)		69,604.34	(98.02)	95.59
01-Apr-20			0.01	69,604.34	0.01	(0.01)
02-Apr-20		(13.91)		69,618.25	(14.03)	13.71
13-Apr-20			80.12	69,618.25	80.68	(78.94)
13-Apr-20		(80.12)		69,698.37	(80.68)	78.94
04-May-20		(2.40)		69,700.77	(2.41)	2.36
06-May-20		(11,799.61)		81,500.38	(11,841.87)	11,613.80
11-May-20			54.24	81,500.38	54.39	(53.37)
11-May-20		(54.24)		81,554.62	(54.39)	53.37
31-May-20	81,554.62		45.59	0.00	81,600.21	(80,224.24)
Totals					\$ (2,625.77)	\$ 0.00

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Discussion Regarding Material on the
District Website

MEMORANDUM

TO: District Manager
FROM: HGS Attorney
DATE: July 1, 2020
RE: Amendments to Section 189.069(2)(a), *Florida Statutes*

The Florida Legislature recently enacted amendments to the website requirements contained in Section 189.069(2)(a), *Florida Statutes*, effective July 1, 2020. The full text of these amendments is attached to this memorandum as **Exhibit A**, and the amendments are summarized below:

- The requirement to post the final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district may be satisfied by providing a link to the audit report on the Auditor General's website.
- The public facilities report is no longer required to be posted.
- Meeting materials accompanying meeting or workshop agendas are no longer required to be posted. Please note that the agenda itself is still required to be posted.

The amendments do not prevent districts from including these documents on their websites, but districts may remove them if they so choose. We recommend requesting board direction on a district-by-district basis.

Please do not hesitate to contact your HGS attorney at (850) 222-7500 if you have any questions or concerns.

CHAPTER 2020-77

Committee Substitute for Senate Bill No. 1466

An act relating to government accountability; amending s. 189.031, F.S.; specifying conditions under which board members and public employees of special districts do not abuse their public positions; amending s. 189.069, F.S.; revising the list of items required to be included on the websites of special districts; amending s. 190.007, F.S.; specifying conditions under which board members and public employees of community development districts do not abuse their public positions; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Effective January 1, 2021, subsection (6) is added to section 189.031, Florida Statutes, to read:

189.031 Legislative intent for the creation of independent special districts; special act prohibitions; model elements and other requirements; local general-purpose government/Governor and Cabinet creation authorizations.—

(6) GOVERNANCE.—For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a special district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under s. 112.313(7), (12), (15), or (16) or s. 112.3143(3)(b), and an abuse of a board member's position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 2. Paragraph (a) of subsection (2) of section 189.069, Florida Statutes, is amended to read:

189.069 Special districts; required reporting of information; web-based public access.—

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.

5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.

6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s. 189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district. If the special district has submitted its most recent final, complete audit report to the Auditor General, this requirement may be satisfied by providing a link to the audit report on the Auditor General's website.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. ~~The public facilities report, if applicable.~~

~~15.~~ The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

~~15.16.~~ At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

Section 3. Effective January 1, 2021, subsection (1) of section 190.007, Florida Statutes, is amended to read:

190.007 Board of supervisors; general duties.—

(1) The board shall employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board. It shall not be a conflict of interest under chapter 112 for a board member or the district manager or another employee of the district to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner. The district manager may hire or otherwise employ and terminate the employment of such other persons, including, without limitation, professional, supervisory, and clerical employees, as may be necessary and authorized by the board. The compensation and other conditions of employment of the officers and employees of the district shall be as provided by the board. For purposes of s. 8(h)(2), Art. II of the State Constitution, a board member or a public employee of a district does not abuse his or her public position if the board member or public employee commits an act or omission that is authorized under this subsection, s. 112.313(7), (12), (15), or (16), or s. 112.3143(3)(b), and an abuse of a board member's public position does not include any act or omission in connection with a vote when the board member has followed the procedures required by s. 112.3143.

Section 4. Except as otherwise expressly provided in this act, this act shall take effect July 1, 2020.

Approved by the Governor June 23, 2020.

Filed in Office Secretary of State June 23, 2020.

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Payment Authorization
2019-47—2019-67

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 47

4/10/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Grau and Associates Audit FYE 09/30/19	19322	\$ 1,000.00
2	PFM Dissemination Agent Fees 2005A 01/01/20 to 09/30/20	DA-04-2020-0008	\$ 3,750.00
			\$ 4,750.00

TOTAL	\$4,750.00
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Secretary/Assistant Secretary



Chairperson

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Cedar Pointe Community Development District
12051 Corporate Blvd
Orlando, FL 32817*

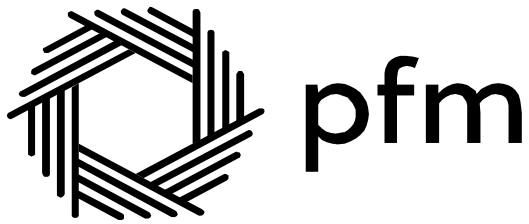
Invoice No. 19322
Date 04/02/2020

RECEIVED APR 06 2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>1,000.00</u>
Current Amount Due	\$ <u>1,000.00</u>

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

Payment due upon receipt.



Date	Invoice Number
April 6, 2020	DA-04-2020-0008
Payment Terms	Due Date
Upon Receipt	April 6, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: Dissemination Agent Fees for the 2005A bond issues. Period covered: 01/01/2020 to 09/30/2020.

Total Amount Due **\$3,750.00**

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 48

4/24/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Charles Aquatics, Inc. Lake Maintenance April 2020	38391	\$ 1,326.00
2	Hopping Green & Sams General Counsel thru 02/29/2020	113928	\$ 1,147.00
3	Jacksonville Daily Record Legal Advertising 04/03/2020	20-02384D	\$ 143.75
4	PFM District Management Fee: Apr. 2020 Website Fee: Apr. 2020	DM-04-2020-0013 DM-04-2020-0014	\$ 1,250.00 \$ 100.00
5	Supervisor Fees: Meeting 04/10/20 Susan Calvo Stacy Pyle	-- --	\$ 200.00 \$ 200.00
			<hr/> \$ 4,366.75

TOTAL \$4,366.75

Secretary/Assistant Secretary



Chairperson

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
4/1/2020	38391

Bill To
Cedar Pointe CDD 12051 Corporate Blvd Orlando, FL 32817

Due Date
5/1/2020

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 lakes at Tidewater HOA	1,326.00	1,326.00
It is a pleasure doing business with you!		Balance Due	\$1,326.00

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

March 31, 2020

Cedar Pointe Community Development District
c/o PFM Group Consulting, LLC
12051 Corporate Blvd.
Orlando, FL 32817

Bill Number 113928
Billed through 02/29/2020

General Counsel/Monthly Meeting CPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

02/03/20	WSH	Review revisions to plat and confer with Veazey regarding same.	0.40 hrs
02/04/20	WSH	Confer with Hansen and review bond documents and plats with respect to deferred costs.	0.80 hrs
02/11/20	KFJ	Research 2020 election seats and status.	0.20 hrs
02/17/20	KFJ	Correspond with district manager regarding internal controls policy resolution.	0.20 hrs
02/21/20	WSH	Review bond documents and prior requisitions; research matter related to deferred costs.	1.40 hrs
02/21/20	KFJ	Confer with Haber regarding plat dedications.	0.50 hrs
02/25/20	WSH	Review and respond to correspondence from Carvalho regarding allocation of assessment.	0.30 hrs
02/28/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.30 hrs
02/28/20	MGC	Research and review potential internal control policies; prepare initial draft internal control policy (ICP) document; confer and correspond with various auditors and district managers regarding draft ICP document; revise draft ICP document consistent with auditor and district manager feedback; finalize proposed ICP document and coordinate consideration of same by district board.	0.50 hrs

Total fees for this matter \$1,147.00

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	0.90 hrs	125 /hr	\$112.50
Eckert, Michael C.	0.30 hrs	290 /hr	\$87.00
Collazo, Mike	0.50 hrs	300 /hr	\$150.00
Haber, Wesley S.	2.90 hrs	275 /hr	\$797.50

=====

TOTAL FEES

\$1,147.00

TOTAL CHARGES FOR THIS MATTER

\$1,147.00**BILLING SUMMARY**

Jusevitch, Karen F.- Paralegal	0.90 hrs	125 /hr	\$112.50
Eckert, Michael C.	0.30 hrs	290 /hr	\$87.00
Collazo, Mike	0.50 hrs	300 /hr	\$150.00
Haber, Wesley S.	2.90 hrs	275 /hr	\$797.50

TOTAL FEES

\$1,147.00

TOTAL CHARGES FOR THIS BILL

\$1,147.00**Please include the bill number with your payment.**

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

10 N. Newnan Street (32202)
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

April 3, 2020

Date

Attn: Accounting
Cedar Pointe Community Development District
12051 CORPORATE BLVD.
ORLANDO FL 32817

Payment Due Upon Receipt

Serial #	20-02384D	PO/File #	\$143.75
			Amount Due
Public Meeting Held During Public Health Emergency Due To COVID-19			
			Amount Paid
Cedar Pointe Community Development District			\$143.75
			Payment Due

Case Number

Publication Dates 4/3

County Duval

*Payment is due before the
Proof of Publication is released.*

*For your convenience, you
may remit payment at
jaxdailyrecord.com/send-payment.*

Your notice can be found at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT
PUBLIC MEETING HELD
DURING PUBLIC HEALTH
EMERGENCY DUE TO
COVID-19**

Notice is hereby given that the Board of Supervisors ("Board") of the Cedar Pointe Community Development District ("District") will hold a regular meeting of the Board of Supervisors on April 10, 2020 at 10:00 a.m. to be conducted by the following means of communications media technology, such as telephonic conferencing, pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The meeting is being held for the necessary public purpose of considering essential public funding issues related to District improvements. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at **1-844-621-3956, Participant Code: 790 562 990#**. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at **carvalhov@pfm.com** to facilitate the Board's consideration of such questions and comments during

the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Group Consulting, LLC, 12051 Corporate Blvd., Orlando, Florida 32817 (407) 723-5900, carvalhov@pfm.com ("District Manager's Office") during normal business hours.

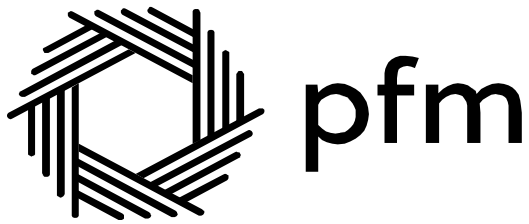
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Vivian Carvalho
District Manager

Apr. 3 00(20-02384D)



Date	Invoice Number
April 15, 2020	DM-04-2020-0013
Payment Terms	Due Date
Upon Receipt	April 15, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

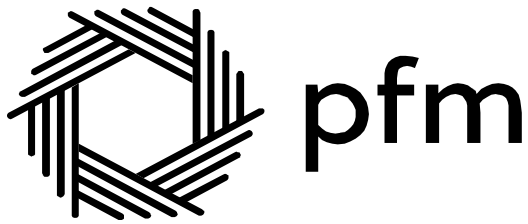
Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: District Management Fee: April 2020

Total Amount Due **\$1,250.00**



Date	Invoice Number
April 15, 2020	DM-04-2020-0014
Payment Terms	Due Date
Upon Receipt	April 15, 2020

Bill To:

Cedar Pointe CDD
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:

1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:**Via ACH (preferred):****Via Wire:****Via Mail:****RE:** Website Fee - April 2020**Total Amount Due****\$100.00**

**Cedar Pointe
COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: April 10, 2020

(\$200.00 per Supervisor per Meeting)

Board Members:	Present	Absent	Fee
Kelly McCarrick	<u> </u>	<u> </u>	<u>\$ -</u>
James Stowers	<u> </u>	<u> </u>	<u>\$ -</u>
Susan Calvo	X	<u> </u>	<u>\$200.00</u>
Andy Hagan	<u> </u>	<u> </u>	<u>\$ -</u>
Stacy Pyle	X	<u> </u>	<u>\$200.00</u>
		Total:	\$ 400.00

Approved For Payment:


Secretary / Assistant Secretary

April 10, 2020
Date

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 49

5/8/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Hopping Green & Sams General Counsel thru 03/31/20	114565	\$ 261.50
2	PFM District Management Fee: May 2020 Website Fee: May 2020	DM-05-2020-0013 DM-05-2020-0014	\$ 1,250.00 \$ 100.00
3	VGlobalTech Quarterly ADA Audit	1622	\$ 300.00
4	Yellowstone Landscape Monthly Landscape Maintenance Nov. 2019 Monthly Landscape Maintenance Dec. 2019 Monthly Landscape Maintenance Jan. 2020 Monthly Landscape Maintenance Feb. 2020 Monthly Landscape Maintenance Mar. 2020 Monthly Landscape Maintenance Apr. 2020 Monthly Landscape Maintenance May 2020	JAX72670B JAX73331B JAX81716B JAX90860B JAX96907B JAX100733B JAX110052	\$ 760.42 \$ 760.42 \$ 700.00 \$ 700.00 \$ 700.00 \$ 700.00 \$ 700.00

\$ 6,932.34

5,411.50

TOTAL

\$6,932.34

Secretary/Assistant Secretary


Chairperson

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

April 30, 2020

Cedar Pointe Community Development District
c/o PFM Group Consulting, LLC
12051 Corporate Blvd.
Orlando, FL 32817

Bill Number 114565
Billed through 03/31/2020

General Counsel/Monthly Meeting CPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

03/18/20	SSW	Research questions regarding public meeting, sunshine law, and notice requirements and exemptions related to COVID-19 public health emergency.	0.20 hrs
03/19/20	JJ	Work session regarding sunshine law requirements in light of Governor's emergency order; follow up on research regarding sunshine law procedures in light of COVID-19 emergency; review draft memo to district managers regarding CMT and sunshine law issues; review declarations of emergency from Governor's office; revise memo.	0.20 hrs
03/25/20	WSH	Confer with Veazey regarding reduction of certain services and impact on agreements.	0.20 hrs
03/31/20	MCE	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	0.30 hrs
03/31/20	AHJ	Prepare electronic transmission of form of notice of general election and correspondence regarding same.	0.10 hrs
Total fees for this matter			\$261.50

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.10 hrs	125 /hr	\$12.50
Johnson, Jonathan T.	0.20 hrs	320 /hr	\$64.00
Eckert, Michael C.	0.30 hrs	290 /hr	\$87.00
Warren, Sarah S.	0.20 hrs	215 /hr	\$43.00
Haber, Wesley S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES \$261.50

TOTAL CHARGES FOR THIS MATTER **\$261.50**

BILLING SUMMARY

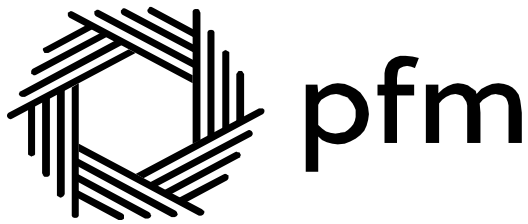
Jaskolski, Amy H. - Paralegal	0.10 hrs	125 /hr	\$12.50
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Johnson, Jonathan T.	0.20 hrs	320 /hr	\$64.00
Eckert, Michael C.	0.30 hrs	290 /hr	\$87.00
Warren, Sarah S.	0.20 hrs	215 /hr	\$43.00
Haber, Wesley S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES	\$261.50
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TOTAL CHARGES FOR THIS BILL	\$261.50
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Please include the bill number with your payment.



Date	Invoice Number
May 12, 2020	DM-05-2020-0013
Payment Terms	Due Date
Upon Receipt	May 12, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

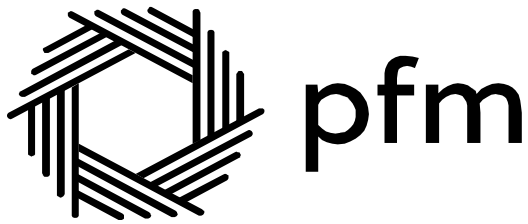
Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: District Management Fee: May 2020

Professional Fees	\$1,250.00
Total Amount Due	<u>\$1,250.00</u>



Date	Invoice Number
May 12, 2020	DM-05-2020-0014
Payment Terms	Due Date
Upon Receipt	May 12, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: Website Fee - May 2020

Professional Fees	\$100.00
Total Amount Due	<u>\$100.00</u>

VGlobalTech

636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Cedar Pointe CDD
1735 Market St FL 43
Philadelphia, PA 191037502
USA

INVOICE # 1622**DATE 05/06/2020****DUE DATE 05/06/2020****TERMS Due on receipt**

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Audits:Quarterly ADA & WCAG Audits	1	300.00	300.00
	Quarterly ADA & WCAG Audits for all new content and document conversions for the website.			

Please make check payable to VGlobalTech.

BALANCE DUE**\$300.00**



INVOICE

INVOICE #	INVOICE DATE
JAX 72670B	11/30/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Tidewater POA
Attn: Mike Veazey
14785 Old St. Augustine Rd. #3
Jacksonville, FL 32258

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Tidewater POA

Invoice Due Date: December 30, 2019

Invoice Amount: \$760.42

Description	Current Amount
Monthly Landscape Maintenance November 2019	\$760.42

Invoice Total **\$760.42**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
JAX 73331B	12/15/2019
TERMS	PO NUMBER
Net 30	

Bill To:

Tidewater POA
Attn: Mike Veazey
14785 Old St. Augustine Rd. #3
Jacksonville, FL 32258

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Tidewater POA

Invoice Due Date: January 14, 2020

Invoice Amount: \$760.42

Description	Current Amount
Monthly Landscape Maintenance December 2019	\$760.42

Invoice Total **\$760.42**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
JAX 81716B	01/15/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, FL 32817

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cedar Pointe CDD

Invoice Due Date: February 14, 2019

Invoice Amount: \$700.00

Description	Current Amount
Monthly Landscape Maintenance January 2020	\$700.00

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total **\$700.00**

Should you have any questions or inquiries please call (386) 437-6211.

**Bill To:**

Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, FL 32817

Property Name: Cedar Pointe CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 90860B	02/29/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 30, 2019

Invoice Amount: \$700.00

Monthly Landscape Maintenance February 2020

\$700.00

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total **\$700.00**

Should you have any questions or inquiries please call (386) 437-6211.

**Bill To:**

Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, FL 32817

Property Name: Cedar Pointe CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 96907B	03/01/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2019

Invoice Amount: \$700.00

Description	Current Amount
Monthly Landscape Maintenance March 2020	\$700.00

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total **\$700.00**

Should you have any questions or inquiries please call (386) 437-6211.

**Bill To:**

Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, FL 32817

Property Name: Cedar Pointe CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 100733B	04/01/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2020

Invoice Amount: \$700.00

Description	Current Amount
Monthly Landscape Maintenance April 2020	\$700.00

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total **\$700.00**

Should you have any questions or inquiries please call (386) 437-6211.

**Bill To:**

Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, FL 32817

Property Name: Cedar Pointe CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 110052	05/01/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2020

Invoice Amount: \$700.00

Description	Current Amount
Monthly Landscape Maintenance May 2020	\$700.00

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total **\$700.00**

Should you have any questions or inquiries please call (386) 437-6211.

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 50

5/21/2020

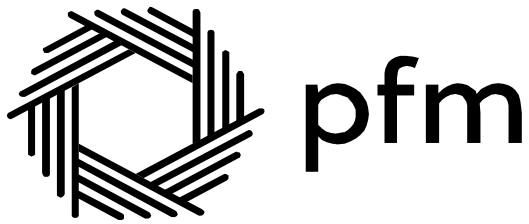
Item No.	Payee	Invoice Number	FY20 General Fund
1	PFM		
	Postage: March 2020	OE-EXP-00773	\$ 1.00
	Postage: April 2020	OE-EXP-00826	\$ 1.50
			<hr/>
			\$ 2.50

TOTAL

\$2.50

Secretary/Assistant Secretary


Chairperson



Date	Invoice Number
April 28, 2020	OE-EXP-00773
Payment Terms	Due Date
Upon Receipt	April 28, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: March 2020 Postage

Expenses	\$1.00
Total Amount Due	<u>\$1.00</u>



Date	Invoice Number
May 11, 2020	OE-EXP-00826
Payment Terms	Due Date
Upon Receipt	May 11, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: April 2020 Postage

Expenses	\$1.50
Total Amount Due	<u>\$1.50</u>

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 51

5/28/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Charles Aquatics, Inc. Lake Maintenance March 2020	38150	\$ 1,326.00
2	PFM Postage: Feb 2020	OE-EXP-00718	\$ 13.90
			\$ 1,339.90

TOTAL	\$1,339.90
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Secretary/Assistant Secretary



Chairperson

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
3/1/2020	38150

Bill To
Cedar Pointe CDD 12051 Corporate Blvd Orlando, FL 32817

Due Date
3/31/2020

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 lakes at Tidewater HOA	1,326.00	1,326.00
It is a pleasure doing business with you!		Balance Due	\$1,326.00



Date	Invoice Number
May 21, 2020	OE-EXP-00718
Payment Terms	Due Date
Upon Receipt	May 21, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: Postage \$13.90

Expenses	\$13.90
Total Amount Due	<u>\$13.90</u>

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 52

6/4/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Charles Aquatics, Inc. Lake Maintenance June 2020	38854	\$ 1,326.00
2	Jacksonville Daily Record Legal Advertising	20-03046D	\$ 143.75
			\$ 1,469.75

TOTAL

\$1,469.75

Secretary/Assistant Secretary



Chairperson

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
6/1/2020	38854

Bill To
Cedar Pointe CDD 12051 Corporate Blvd Orlando, FL 32817

Due Date
7/1/2020

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 lakes at Tidewater HOA	1,326.00	1,326.00
It is a pleasure doing business with you!		Balance Due	\$1,326.00

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

STATEMENT

June 1, 2020

LEGAL ADVERTISING

Attn: Accounting
Cedar Pointe Community Development District
12051 CORPORATE BLVD.
ORLANDO FL 32817

Balance Due:	\$289.66
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All PAST DUE items are subject to
finance charges of 1 1/2% per month.
Please remit immediately.

<u>Serial Number</u>	<u>Case</u>	<u>Case #</u>	<u>Amount Due</u>
Please note that your account is currently past due. If you have made a payment recently, we thank you. Daily Record & Observer, LLC appreciates your business.			
For your convenience you may pay your invoice online at JaxDailyRecord.com/send-payment			
20-02384D	Cedar Pointe Community Development		PAST DUE \$143.75
20-03046D	Cedar Pointe Community Development		\$143.75
Finance Charge on PAST DUE Items:			\$2.16

RECEIVED JUN 03 2020

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 53

6/11/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Grau and Associates Audit FYE 09/30/2020	19723	\$ 500.00
2	Hopping Green & Sams General Counsel thru 04/30/20	115101	\$ 817.50
			\$ 1,317.50

TOTAL

\$1,317.50

Secretary/Assistant Secretary


Chairperson

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Cedar Pointe Community Development District
12051 Corporate Blvd
Orlando, FL 32817

Invoice No. 19723
Date 06/02/2020

RECEIVED JUN 08 2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	1,000.00	0.00	0.00	1,500.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

May 31, 2020

Cedar Pointe Community Development District
c/o PFM Group Consulting, LLC
12051 Corporate Blvd.
Orlando, FL 32817

Bill Number 115101
Billed through 04/30/2020

General Counsel/Monthly Meeting

CPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

04/01/20	JJ	Follow up on preparation of protocol for conducting and noticing virtual meetings; review and edit materials regarding same.	0.10 hrs
04/01/20	SSW	Research and attend various city and county commission virtual meetings; prepare and circulate correspondence regarding procedures for conducting virtual meetings and providing opportunity for public participation.	0.20 hrs
04/01/20	KFJ	Prepare budget approval resolution.	0.20 hrs
04/03/20	WSH	Review agenda for April meeting and confer with Carvalho regarding same.	0.40 hrs
04/09/20	WSH	Prepare for board meeting.	0.50 hrs
04/10/20	WSH	Prepare for and participate in board meeting.	1.30 hrs
04/13/20	AHJ	Finalize electronic transmission of form of notice of general election and correspondence regarding same.	0.20 hrs
04/14/20	KFJ	Correspond with district manager regarding budget hearing.	0.20 hrs
04/20/20	KFJ	Correspond with district manager; amend budget resolution and confer with Haber.	0.30 hrs
04/21/20	AHJ	Finalize electronic transmission of form of notice of qualifying period and correspondence regarding same; transmit to district manager.	0.20 hrs
Total fees for this matter			\$817.50

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.40 hrs	125 /hr	\$50.00
Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Jusevitch, Karen F.- Paralegal	0.70 hrs	125 /hr	\$87.50
Warren, Sarah S.	0.20 hrs	215 /hr	\$43.00
Haber, Wesley S.	2.20 hrs	275 /hr	\$605.00

=====

TOTAL FEES

\$817.50

TOTAL CHARGES FOR THIS MATTER

\$817.50**BILLING SUMMARY**

Jaskolski, Amy H. - Paralegal	0.40 hrs	125 /hr	\$50.00
Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Jusevitch, Karen F.- Paralegal	0.70 hrs	125 /hr	\$87.50
Warren, Sarah S.	0.20 hrs	215 /hr	\$43.00
Haber, Wesley S.	2.20 hrs	275 /hr	\$605.00

TOTAL FEES

\$817.50

TOTAL CHARGES FOR THIS BILL

\$817.50

Please include the bill number with your payment.

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 54

6/18/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	PFM		
	District Management Fee: June 2020	DM-06-2020-0011	\$ 1,250.00
	Website Fee: June 2020	DM-06-2020-0012	\$ 100.00
			<hr/>
			\$ 1,350.00

TOTAL

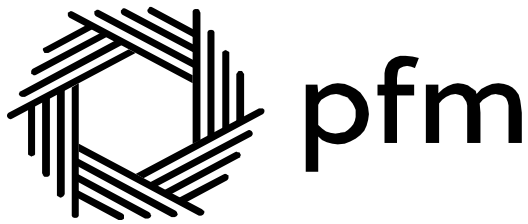
\$1,350.00

Secretary/Assistant Secretary



Chairperson

RECEIVED JUN 30 2020



Date	Invoice Number
June 5, 2020	DM-06-2020-0011
Payment Terms	Due Date
Upon Receipt	June 5, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: District Management Fee: June 2020

Professional Fees	\$1,250.00
Total Amount Due	<u>\$1,250.00</u>



Date	Invoice Number
June 5, 2020	DM-06-2020-0012
Payment Terms	Due Date
Upon Receipt	June 5, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: Website Fee - June 2020

Professional Fees	\$100.00
Total Amount Due	<u>\$100.00</u>

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 55

6/25/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Yellowstone Landscape Monthly Landscape Maintenance June 2020	JAX122236B	\$ 700.00
			\$ 700.00

TOTAL

\$700.00

Secretary/Assistant Secretary



Chairperson

RECEIVED JUL 06 2020



INVOICE

INVOICE #	INVOICE DATE
JAX 122236B	06/15/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, FL 32817

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cedar Pointe CDD

Invoice Due Date: July 15, 2020

Invoice Amount: \$700.00

Description	Current Amount
Monthly Landscape Maintenance June 2020	\$700.00

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total **\$700.00**

Should you have any questions or inquiries please call (386) 437-6211.

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 56

7/9/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Charles Aquatics, Inc. Lake Maintenance May 2020 Lake Maintenance July 2020	38629 39094	\$ 1,326.00 \$ 1,326.00
2	Jacksonville Daily Record Legal Advertising 06/25 & 7/2	20-03687D	\$ 366.50
3	VGlobalTech Quarterly ADA Audit	1746	\$ 300.00
			\$ 3,318.50

TOTAL	\$3,318.50
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Secretary/Assistant Secretary



Chairperson

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
5/1/2020	38629

Bill To
Cedar Pointe CDD 12051 Corporate Blvd Orlando, FL 32817

Due Date
5/31/2020

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 lakes at Tidewater HOA	1,326.00	1,326.00
It is a pleasure doing business with you!		Balance Due	\$1,326.00

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
7/1/2020	39094

Bill To
Cedar Pointe CDD 12051 Corporate Blvd Orlando, FL 32817

Due Date
7/31/2020

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 lakes at Tidewater HOA	1,326.00	1,326.00
It is a pleasure doing business with you!		Balance Due	\$1,326.00

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

June 25, 2020

Date

Attn: Accounting
Cedar Pointe Community Development District
12051 CORPORATE BLVD.
ORLANDO FL 32817

Payment Due Upon Receipt

Serial #	20-03687D	PO/File #		\$366.50
				Amount Due
Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2020/2021 Budgets; Etc.				
				Amount Paid
Cedar Pointe Community Development District				\$366.50
				Payment Due

Case Number _____

Publication Dates 6/25, 7/2 _____

County Duval _____

*Payment is due before the
Proof of Publication is released.*

*For your convenience, you
may remit payment at
jaxdailyrecord.com/send-payment.*

Your notice can be found at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

*Please read copy of this advertisement and advise us of any
necessary corrections before further publications.*

The file cannot be found:
20-03687D -1.jpg

(Published daily except Saturday, Sunday and legal holidays)
Jacksonville, Duval County, Florida

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of JACKSONVILLE DAILY RECORD, a daily (except Saturday, Sunday and legal holidays) newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2020/2021 Budgets; Etc.

in the matter of Cedar Pointe Community Development District

in the Court of Duval County, Florida, was published in said newspaper in the issues of 6/25/20, 7/2/20

Affiant further says that the said JACKSONVILLE DAILY RECORD is a newspaper at Jacksonville, in said Duval County, Florida, and that the said newspaper has heretofore been continuously published in said Duval County, Florida, each day (except Saturday, Sunday and legal holidays) and has been entered as periodicals matter at the post office in Jacksonville, in said Duval County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

*This notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Rhonda Fisher

Sworn to and subscribed before me this 2nd day of July, 2020 A.D. by Rhonda Fisher who is personally known to me.

CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGETS; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Cedar Pointe Community Development District ("District") will hold a public hearing on July 10, 2020 at 10:00 a.m. at 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL, 32258, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, the District Manager, located at 12051 Corporate Blvd., Orlando, Florida 32817, Ph: (407) 723-5900 ("District Manager's Office"), during normal business hours or by visiting the District's website at <http://cedarpointecdd.com/>

It is anticipated that the public hearing and meeting will take place at location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-123, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-844-621-3956, Participant Code: 790 562 990. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at Carv.alh@cpdm.com or by calling (407) 723-5900 by July 8, 2020 at 5:00 PM in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that 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.

Vivian Carvalho
District Manager

Jun. 25, Jul. 2 00(20-03687D)

VGlobalTech

636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Cedar Pointe CDD
1735 Market St FL 43
Philadelphia, PA 191037502
USA

INVOICE # 1746**DATE** 06/30/2020**DUE DATE** 06/30/2020**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Audits:Quarterly ADA & WCAG Audits Quarterly ADA & WCAG Audits for all new content and document conversions for the website.	1	300.00	300.00

Invoice for Quarter 2 ADA Audit.

BALANCE DUE**\$300.00**

Please make check payable to VGlobalTech.

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 57

7/16/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Grau and Associates Audit FYE 09/30/2020	19883	\$ 1,800.00
2	Hopping Green & Sams General Counsel thru 05/31/20	115751	\$ 169.50
3	PFM District Management Fee: July 2020 Website Fee: July 2020	DM-07-2020-0011 DM-07-2020-0012	\$ 1,250.00 \$ 100.00
4	Yellowstone Landscape Monthly Landscape Maintenance July 2020	JAX126997B	\$ 700.00
			\$ 4,019.50

TOTAL

\$4,019.50

Secretary/Assistant Secretary



Chairperson

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Cedar Pointe Community Development District
12051 Corporate Blvd
Orlando, FL 32817*

Invoice No. 19883
Date 07/03/2020

RECEIVED JUL 09 2020

SERVICE

AMOUNT

Audit FYE 09/30/2019

\$ 1,800.00

Current Amount Due

\$ 1,800.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,800.00	0.00	0.00	0.00	0.00	1,800.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

June 30, 2020

Cedar Pointe Community Development District
c/o PFM Group Consulting, LLC
12051 Corporate Blvd.
Orlando, FL 32817

Bill Number 115751
Billed through 05/31/2020

General Counsel/Monthly Meeting CPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

05/03/20	JJ	Follow up research regarding meeting protocols and notices during phase 1 of reopening plan.	0.10 hrs
05/12/20	WSH	Review and revise budget approval resolution and confer with Carvalho regarding same.	0.50 hrs
Total fees for this matter			\$169.50

MATTER SUMMARY

Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Haber, Wesley S.	0.50 hrs	275 /hr	\$137.50
TOTAL FEES			\$169.50
TOTAL CHARGES FOR THIS MATTER			<u>\$169.50</u>

BILLING SUMMARY

Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Haber, Wesley S.	0.50 hrs	275 /hr	\$137.50
TOTAL FEES			\$169.50
TOTAL CHARGES FOR THIS BILL			<u>\$169.50</u>

Please include the bill number with your payment.



Date	Invoice Number
July 8, 2020	DM-07-2020-0011
Payment Terms	Due Date
Upon Receipt	July 8, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

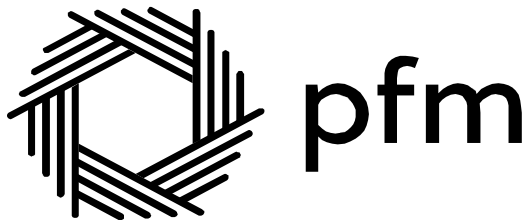
Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred):	Via Wire:	Via Mail:
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RE: District Management Fee: July 2020

Professional Fees	\$1,250.00
Total Amount Due	<u>\$1,250.00</u>



Date	Invoice Number
July 8, 2020	DM-07-2020-0012
Payment Terms	Due Date
Upon Receipt	July 8, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: Website Fee - July 2020

Professional Fees	\$100.00
Total Amount Due	<u>\$100.00</u>

**Bill To:**

Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, FL 32817

Property Name: Cedar Pointe CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 126997B	07/15/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 15, 2020

Invoice Amount: \$700.00

Description	Current Amount
Monthly Landscape Maintenance July 2020	\$700.00

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total **\$700.00**

Should you have any questions or inquiries please call (386) 437-6211.

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

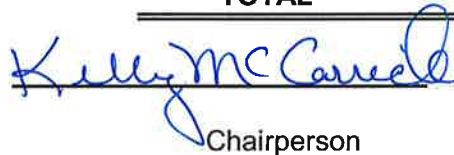
Payment Authorization 58

7/23/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	GNP Services, CPA, PA Rebatable Arbitrage thru May 31, 2020	6702	\$ 500.00
2	PFM Postage: May 2020 Postage: Jun. 2020	OE-EXP-00884 OE-EXP-00937	\$ 4.50 \$ 3.50
3	Supervisor Fees: Meeting 07/10/20 Susan Calvo Stacy Pyle	-- --	\$ 200.00 \$ 200.00
			\$ 908.00

TOTAL	\$908.00
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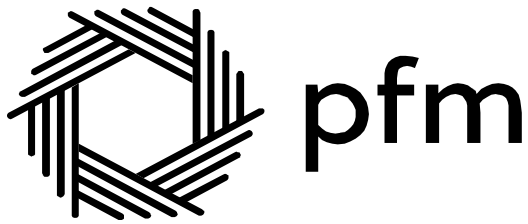
Secretary/Assistant Secretary


Chairperson

www.gnpcpas.com
904-278-8980

P.O. Box 1179
Orange Park, FL 32067-1179

\$500.00L



Date	Invoice Number
July 20, 2020	OE-EXP-00884
Payment Terms	Due Date
Upon Receipt	July 20, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

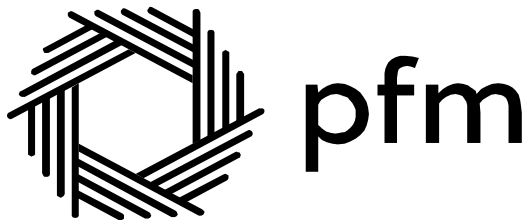
Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: May 2020 Postage

Expenses	\$4.50
Total Amount Due	<u>\$4.50</u>



Date	Invoice Number
July 20, 2020	OE-EXP-00937
Payment Terms	Due Date
Upon Receipt	July 20, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
-----------------------------	------------------	------------------

RE: June 2020 Postage

Expenses	\$3.50
Total Amount Due	<u>\$3.50</u>

**Cedar Pointe
COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: July 10, 2020

(\$200.00 per Supervisor per Meeting)

Board Members:	Present	Absent	Fee
Kelly McCarrick	X	___	<u>\$ -</u>
James Stowers	X	___	<u>\$ -</u>
Susan Calvo	X		<u>\$200.00</u>
Andy Hagan	___	X	<u>\$ -</u>
Stacy Pyle	X	___	<u>\$200.00</u>
		Total:	\$ 400.00

Approved For Payment:

Venessa Rippe

Secretary /Assistant Secretary

July 10, 2020

Date

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 59

7/30/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Yellowstone Landscape		
	Monthly Landscape Maintenance Nov. 2019	JAX72670A-1	\$ 700.00
	Monthly Landscape Maintenance Dec. 2019	JAX73331A-1	\$ 700.00
			<hr/>
			\$ 1,400.00

TOTAL

\$1,400.00

Secretary/Assistant Secretary


Chairperson

**Bill To:**

Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, FL 32817

Property Name: Cedar Pointe CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 72670A	11/30/2019
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 14, 2019

Invoice Amount: \$700.00

Description	Current Amount
Monthly Landscape Maintenance November 2019	\$700.00

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total **\$700.00**

Should you have any questions or inquiries please call (386) 437-6211.

**Bill To:**

Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, FL 32817

Property Name: Cedar Pointe CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 73331A	12/15/2019
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: January 14, 2019

Invoice Amount: \$700.00

Description	Current Amount
Monthly Landscape Maintenance December 2019	\$700.00

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total **\$700.00**

Should you have any questions or inquiries please call (386) 437-6211.

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 60

8/6/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Charles Aquatics, Inc. Lake Maintenance Aug 2020	39333	\$ 1,326.00
			\$ 1,326.00

TOTAL	\$1,326.00
--------------	-------------------

Secretary/Assistant Secretary



Chairperson

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
8/1/2020	39333

Bill To
Cedar Pointe CDD 12051 Corporate Blvd Orlando, FL 32817

Due Date
8/31/2020

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 lakes at Tidewater HOA	1,326.00	1,326.00
It is a pleasure doing business with you!		Balance Due	\$1,326.00

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 61

8/20/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	PFM		
	District Management Fee: Aug 2020	DM-08-2020-0010	\$ 1,250.00
	Website Fee: Aug 2020	DM-08-2020-0011	\$ 100.00
			\$ 1,350.00

TOTAL

\$1,350.00

Secretary/Assistant Secretary



Chairperson



Date	Invoice Number
August 6, 2020	DM-08-2020-0010
Payment Terms	Due Date
Upon Receipt	August 6, 2020

RECEIVED

By Amy Champagne at 7:20 am, Aug 18, 2020

Bill To:

Cedar Pointe CDD
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:

1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred):

Via Wire:

Via Mail:

RE: District Management Fee: August 2020

Professional Fees

\$1,250.00

Total Amount Due

\$1,250.00



Date	Invoice Number
August 6, 2020	DM-08-2020-0011
Payment Terms	Due Date
Upon Receipt	August 6, 2020

RECEIVED

By Amy Champagne at 7:20 am, Aug 18, 2020

Bill To:

Cedar Pointe CDD
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:

1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred):

Via Wire:

Via Mail:

RE: Website Fee - August 2020

Professional Fees

\$100.00

Total Amount Due

\$100.00

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 62

8/20/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Hopping Green & Sams General Counsel thru 06/30/20	116528	\$ 1,174.50
2	Yellowstone Landscape Monthly Landscape Maintenance Aug. 2020	JAX135961B	\$ 700.00
			\$ 1,874.50

TOTAL

\$1,874.50

Secretary/Assistant Secretary


Chairperson

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

July 31, 2020

Cedar Pointe Community Development District
c/o PFM Group Consulting, LLC
12051 Corporate Blvd.
Orlando, FL 32817

Bill Number 116528
Billed through 06/30/2020

RECEIVED

By Amy Champagne at 7:36 pm, Aug 21, 2020

General Counsel/Monthly Meeting
CPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

06/05/20	SSW	Research physical quorum and public comment requirements and guidance pursuant to Governor's Executive Order and Task Force Report for Phase 2 Re-opening.	0.10 hrs
06/05/20	APA	Prepare attorney response to auditor letter fiscal year end 2019.	1.40 hrs
06/09/20	MGC	Review auditor letter.	0.20 hrs
06/09/20	WSH	Review response to auditor inquiry.	0.20 hrs
06/16/20	WSH	Review audit and confer with Champagne regarding same.	0.70 hrs
06/17/20	WSH	Confer with Champagne regarding revisions to the audit.	0.20 hrs
06/19/20	WSH	Begin preparation of budget notice.	0.40 hrs
06/22/20	WSH	Prepare budget notice and related resolutions; confer with Carvalho regarding same.	0.50 hrs
06/22/20	KFJ	Prepare budget hearing documents; confer with Haber.	0.30 hrs
06/24/20	WSH	Review correspondence and documents regarding ADA website management.	0.20 hrs
06/24/20	MKR	Review VGlobal proposal and provide comments.	0.20 hrs
06/26/20	WSH	Review proposed agenda and confer with Ripoll regarding same.	0.30 hrs
06/26/20	SSW	Review Executive Order 20-150 regarding extension of waiver of physical quorum requirement for local government public meetings; prepare and circulate correspondence to District Managers regarding same.	0.10 hrs
06/29/20	MKR	Revise addendum to VGlobalTech agreement.	0.20 hrs
06/30/20	MKR	Review current management agreement and VGlobalTech proposal regarding website services; prepare correspondence regarding same.	0.30 hrs

Total fees for this matter

\$1,174.50

MATTER SUMMARY

Papp, Annie M. - Paralegal	1.40 hrs	125 /hr	\$175.00
Jusevitch, Karen F.- Paralegal	0.30 hrs	125 /hr	\$37.50
Collazo, Mike	0.20 hrs	300 /hr	\$60.00
Rigoni, Michelle K.	0.70 hrs	245 /hr	\$171.50
Warren, Sarah S.	0.20 hrs	215 /hr	\$43.00
Haber, Wesley S.	2.50 hrs	275 /hr	\$687.50

TOTAL FEES	\$1,174.50
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TOTAL CHARGES FOR THIS MATTER	\$1,174.50
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BILLING SUMMARY

Papp, Annie M. - Paralegal	1.40 hrs	125 /hr	\$175.00
Jusevitch, Karen F.- Paralegal	0.30 hrs	125 /hr	\$37.50
Collazo, Mike	0.20 hrs	300 /hr	\$60.00
Rigoni, Michelle K.	0.70 hrs	245 /hr	\$171.50
Warren, Sarah S.	0.20 hrs	215 /hr	\$43.00
Haber, Wesley S.	2.50 hrs	275 /hr	\$687.50

TOTAL FEES	\$1,174.50
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TOTAL CHARGES FOR THIS BILL	\$1,174.50
------------------------------------	-------------------

Please include the bill number with your payment.

**Bill To:**

Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, FL 32817

Property Name: Cedar Pointe CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 135961B	08/15/2020
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 15, 2020

Invoice Amount: \$700.00

Description	Current Amount
Monthly Landscape Maintenance August 2020	\$700.00

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total **\$700.00**

Should you have any questions or inquiries please call (386) 437-6211.

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 63

9/3/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Charles Aquatics, Inc. Lake Maintenance Sep 2020	39566	\$ 1,326.00
2	Mulch Masters, LLC Install PB mini	10086	\$ 1,728.00
			\$ 3,054.00

TOTAL	\$3,054.00
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Secretary/Assistant Secretary



Chairperson

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
9/1/2020	39566

Bill To
Cedar Pointe CDD 12051 Corporate Blvd Orlando, FL 32817

Due Date
10/1/2020

RECEIVED
By Amy Champagne at 8:57 am, Sep 02, 2020

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 lakes at Tidewater HOA	1,326.00	1,326.00
It is a pleasure doing business with you!		Balance Due	\$1,326.00

Mulch Masters, LLC

230 Lee Road
JACKSONVILLE, FL 32225 US
(904)727-1100
mulchmastersjax@gmail.com
<http://www.mulchmasters.com>

RECEIVED*By Amy Champagne at 3:46 pm, Sep 03, 2020*

INVOICE

BILL TO

TideWater - Cedar Pointe CDD
5200 Clapboard Creek Drive
Jacksonville, FL 32226

INVOICE # 10086**DATE** 07/01/2020**DUE DATE** 07/31/2020**TERMS** Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Installation PB mini	1	1,728.00	1,728.00

BALANCE DUE**\$1,728.00**

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 64

9/14/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Egis Insurance & Risk Advisors Renew Policy #100110122	11671	\$ 6,503.00
2	PFM Tax Roll 2021	FY21-TR-0005	\$ 5,000.00
3	VGlobalTech ADA Website Maintenance	1925	\$ 100.00
			<hr/> \$ 11,603.00

TOTAL

\$11,603.00

Secretary/Assistant Secretary



Chairperson



RECEIVED

By Amy Champagne at 1:00 pm, Sep 09, 2020

Cedar Pointe Community Development District
c/o PFM Group Consulting, LLC
12051 Corporate Blvd
Orlando, FL 32817

INVOICE

Customer	Cedar Pointe Community Development District
Acct #	176
Date	09/02/2020
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 6,503.00
Payment Amount	
Payment for:	Invoice#11671
100110122	

Thank You

Please detach and return with payment



Customer: Cedar Pointe Community Development District

Invoice	Effective	Transaction	Description	Amount
11671	10/01/2020	Renew policy	Policy #100110122 10/01/2020-10/01/2021 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 9/2/2020	6,503.00

Total

\$ 6,503.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC

Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)233-9939

sclimer@egisadvisors.com

Date

09/02/2020



Date	Invoice Number
September 8, 2020	FY21-TR-0005
Payment Terms	Due Date
Upon Receipt	September 8, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: For the preparation and submission of the FY 2021 Tax Roll.

Professional Fees	\$5,000.00
Total Amount Due	<u>\$5,000.00</u>

RECEIVED

By Amy Champagne at 2:01 pm, Sep 09, 2020

VGlobalTech

636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Cedar Pointe CDD
1735 Market St FL 43
Philadelphia, PA 191037502
USA

INVOICE # 1925

DATE 09/01/2020

DUE DATE 09/01/2020

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	100.00	100.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$100.00

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 65


9/21/2020

Item No.	Payee	Invoice Number	FY20 General Fund
1	Elite Christmas Lighting		
	Install Christmas Light 50% Deposit	2478	\$ 940.14
	Install Christmas Light 50% Balance Due	2478-1	\$ 940.14
2	Hopping Green & Sams		
	General Counsel thru 07/31/20	117097	\$ 598.00
3	PFM		
	District Management Fee: Sep 2020	DM-09-2020-0007	\$ 1,250.00
	Postage/FedEx: Mar 2020	OE-EXP-00774	\$ 3.12
	Postage/FedEx: Apr. 2020	OE-EXP-00828	\$ 12.28
	Postage/FedEx: Jul. 2020	OE-EXP-00999	\$ 1.00
	Postage: Aug 2020	OE-EXP-01054	\$ 6.00
4	Yellowstone Landscape		
	Monthly Landscape Maintenance Sept 2020	JAX145224B	\$ 700.00
			<hr/>
			\$ 4,450.68

TOTAL

\$4,450.68

Secretary/Assistant Secretary



Chairperson



Elite Christmas Lighting

1607 91st Ct. Vero Beach, FL 32966
7729339349 | sales@elitechristmaslighting.com |
elitechristmaslighting.com

RECIPIENT:

Tidewater - Cedar Pointe CDD

12051 Corporate Blvd.
Orlando, FL 32817

SERVICE ADDRESS:

12170 Clap Board Lane,
Jacksonville, FL 32226

Estimate #2478

Sent on 08/31/2020

Total \$1,880.28

RECEIVED

By Amy Champagne at 7:45 am, Sep 16, 2020

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
Commercial grade garland 9ft x 14" with 5mm LED lights	SIGN- 9 X 14 Oregon Fir Garland - Warm White around the white wood part that holds the sign.	1	\$77.50	\$77.50
5mm LED lights around door	1 strand of warm white LED wrapping the circle of the sign. INSTALLERS-Lights should go around twice. Use the chain to zip tie and attach.	1	\$17.92	\$17.92
TREE OUTSIDE WRAP with 5mm LED lights	2 LIGUSTRUMS- The 2 trees in front behind the sing wrapped with swirl pattern (5) strands each tree.	10	\$30.00	\$300.00
Assorted Snowflakes Set of 5	SNOWFLAKES-In this set you get a 40", 30", 24", and 2 19" snowflakes. Hung throughout the canopy of the oaks	1	\$676.40	\$676.40
13"-24" snowflake set of 5	SNOWFLAKES- You get (2) 13" snowflakes and (2) 19" snowflakes and (1) 21" snowflake Hung throughout the canopy of the oaks.	1	\$383.71	\$383.71
Power accessories-Wire and timer		1	\$28.75	\$28.75
Commercial grade 36" Wreath lit with 5mm LED lights & 12" premium red/gold structure bow	2ct. 36" wreaths hung on both entry and exit gates	2	\$198.00	\$396.00



Elite Christmas Lighting

1607 91st Ct. Vero Beach, FL 32966
7729339349 | sales@elitechristmaslighting.com |
elitechristmaslighting.com

50% Deposit Due: \$940.14

This estimate is valid for 30 days, prices may be subject to change.

Returned checks will be charged a \$75.00 Non-Sufficient funds fee. Customer is required to make a minimum deposit equal to 50% of the total project cost at the time of booking, prior to commencement of installation. (Installation dates are first come, first served and will not be reserved until full deposit payment is received.) Deposits are non-refundable

Remaining 50% (or balance) of total project cost is due in full the day of project completion. Accounts not paid within terms are subject to a 1.5% monthly finance charge.

If final payment is not made within a timely manner Elite Christmas Lighting reserves the right to remove all decorations immediately with no refund of prior payments. In the event payment is not made and decorations are removed the customer is still liable for full payment of agreed contract price. Customer will be responsible for any collection fees and or legal expenses required to resolve non payment.

Elite Christmas Lighting, as part of the services provided to the customer, will install and remove all lighting, décor, and other miscellaneous equipment. Removal of decor will begin on January 2nd, please advise if you would like to keep the decor beyond that date. Decor can not be kept up beyond the month of January.

Unless specifically stated the customer acknowledges that Elite Christmas Lighting. will not be liable for the removal or storage of any pre-existing lighting, décor, and other miscellaneous equipment belonging to the customer or venue, and not provided by Elite Christmas Lighting.

Customer is willfully requesting the services provided by Elite Christmas Lighting. and understands all risks (including personal injury and loss of personal property) associated with any and all lighting, décor, and other miscellaneous equipment. Customer releases Elite Christmas Lighting. from any known or unknown liability for injuries, loss or damage to personal property, which may occur during installation, use, or removal of all lighting, décor, and other miscellaneous equipment.

Customer understands all risks associated with the use of equipment such as vehicles, man-lifts, ladders, etc. And releases Elite Christmas Lighting from liability of damage to structures or landscaping, including sod, grass, and sidewalks.

Elite Christmas Lighting reserves the right to use photo/video of the decor for promotional use.

Elite Christmas Lighting will maintain the lighting and equipment due to any lighting issues arising from natural failures of equipment and installation. (For example faulty light sets, or falling light strands) valid from date of installation to January 2nd.

Elite Christmas Lighting does not warranty lighting and decor failures due to GFI trips, power surges, lightning strikes, vandalism, cut wiring from landscapers, damage from storms/natural disasters/acts of god, misuse/tampering with equipment, or any other issue not caused by an Elite Christmas Lighting staff member.

Elite Christmas Lighting will service lighting issues as described above at the following rate: \$100/hr for the first hour and \$75/hr each additional hour plus cost of materials/supplies.

Customer understands it is their responsibility to have electrical outlets installed and in working order prior to the day of installation. All trees, shrubs, and landscaping should also be trimmed prior to the day of installation. (Trimming by Elite Christmas Lighting is an additional \$75 / hour)

GFI outlets may trip when wet and we do everything possible to minimize this however, customers are responsible for resetting GFI's. All service calls that are due to GFI trips and unplugged lighting will be charged a service fee as described above.

Elite Christmas Lighting attempts to minimize any permanent fastening to buildings and structures however if deemed necessary will notify customer who will release Elite Christmas Lighting from any future claims arising from the use of such fasteners.

All lighting, décor, and other miscellaneous equipment will be leased to the customer

Subtotal	\$1,880.28
Tax Exempt (0.0%)	\$0.00
Total	\$1,880.28



Elite Christmas Lighting

1607 91st Ct. Vero Beach, FL 32966
7729339349 | sales@elitechristmaslighting.com |
elitechristmaslighting.com

Notes Continued...

however, Elite Christmas Lighting will retain full ownership of all equipment. (unless specifically stated)

The customer assumes full responsibility for potential damage and theft to all lighting, décor, and other equipment. If the equipment is damaged while in use by the customer, the customer will reimburse Elite Christmas Lighting for the full original price of the equipment damaged.

Customer acknowledges that they are entering into a legally binding contract with Elite Christmas Lighting and agrees to use their services for the full duration of the contract listed. Customer can not cancel this contract without the prior approval of Elite Christmas Lighting. Customer may change the design throughout the length of contract but agrees not to spend less than the predetermined amounts for the predetermined time. Elite Christmas Lighting may cancel this contract with customer at any time if determined necessary.

Signature: _____ Date: _____

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

August 31, 2020

Cedar Pointe Community Development District
c/o PFM Group Consulting, LLC
12051 Corporate Blvd.
Orlando, FL 32817

Bill Number 117097
Billed through 07/31/2020

RECEIVED

By Amy Champagne at 9:05 am, Sep 16, 2020

General Counsel/Monthly Meeting
CPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

07/01/20	MKR	Confer with Carvalho regarding VGlobalTech proposal and amendment to PFM agreement regarding website maintenance services; revise VGlobalTech addendum and prepare an Amendment to PFM agreement regarding same.	0.30 hrs
07/09/20	WSH	Prepare for board meeting.	0.40 hrs
07/10/20	WSH	Prepare for and participate in board meeting.	0.70 hrs
07/10/20	MKR	Finalize VGlobalTech addendum for maintenance services.	0.20 hrs
07/16/20	SSW	Conduct ongoing research regarding compliance with public meeting requirements for district meetings held remotely using communications media technology; review executive orders issued by Executive Office of the Governor regarding conducting local government public meetings; correspond with representatives of Attorney General's Office and research questions regarding potential extension of waiver of physical quorum requirement for district meetings, manner of conducting district meetings in the event of expiration of same, and meeting and public hearing notice requirements related to same.	0.40 hrs
07/24/20	WSH	Review response to public records request.	0.20 hrs
07/30/20	JJ	Follow up on Governor's Office request for information regarding impact of quorum waiver extension.	0.10 hrs

Total fees for this matter \$598.00

MATTER SUMMARY

Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Rigoni, Michelle K.	0.50 hrs	245 /hr	\$122.50
Warren, Sarah S.	0.40 hrs	215 /hr	\$86.00
Haber, Wesley S.	1.30 hrs	275 /hr	\$357.50

TOTAL FEES \$598.00

TOTAL CHARGES FOR THIS MATTER**\$598.00****BILLING SUMMARY**

Johnson, Jonathan T.	0.10 hrs	320 /hr	\$32.00
Rigoni, Michelle K.	0.50 hrs	245 /hr	\$122.50
Warren, Sarah S.	0.40 hrs	215 /hr	\$86.00
Haber, Wesley S.	1.30 hrs	275 /hr	\$357.50

TOTAL FEES

\$598.00

TOTAL CHARGES FOR THIS BILL**\$598.00****Please include the bill number with your payment.**



Date	Invoice Number
September 8, 2020	DM-09-2020-0007
Payment Terms	Due Date
Upon Receipt	September 8, 2020

RECEIVED

By Amy Champagne at 7:43 am, Sep 15, 2020

Bill To:

Cedar Pointe CDD
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:

1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred):

Via Wire:

Via Mail:

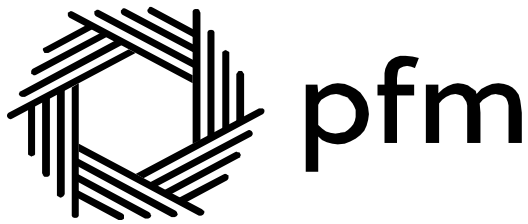
RE: District Management Fee: September 2020

Professional Fees

\$1,250.00

Total Amount Due

\$1,250.00



Date	Invoice Number
September 14, 2020	OE-EXP-00774
Payment Terms	Due Date
Upon Receipt	September 14, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

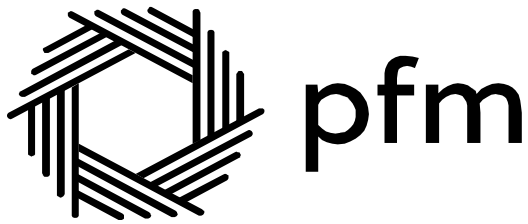
Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: March 2020 FedEx

Expenses	\$3.12
Total Amount Due	<u>\$3.12</u>

RECEIVED
By M. Magar at 2:52 pm, Sep 17, 2020



Date	Invoice Number
September 16, 2020	OE-EXP-00828
Payment Terms	Due Date
Upon Receipt	September 16, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
-----------------------------	------------------	------------------

RE: April 2020 FedEx

Expenses	\$12.28
Total Amount Due	<u>\$12.28</u>

RECEIVED

By M. Magar at 2:52 pm, Sep 17, 2020



Date	Invoice Number
September 16, 2020	OE-EXP-00999
Payment Terms	Due Date
Upon Receipt	September 16, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

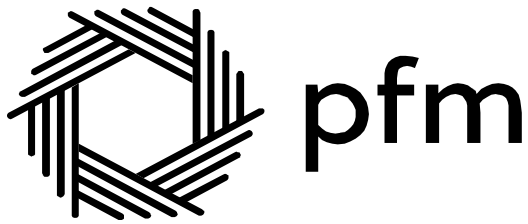
Via ACH (preferred):	Via Wire:	Via Mail:
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RE: July 2020 Postage \$0.50 and Fedex \$9.46

Expenses	\$1.00
Total Amount Due	<u>\$1.00</u>

RECEIVED

By M. Magar at 2:52 pm, Sep 17, 2020



Date	Invoice Number
September 16, 2020	OE-EXP-01054
Payment Terms	Due Date
Upon Receipt	September 16, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred):	Via Wire:	Via Mail:
-----------------------------	------------------	------------------

RE: August 2020 Postage

Expenses	\$6.00
Total Amount Due	<u>\$6.00</u>

RECEIVED

By M. Magar at 2:52 pm, Sep 17, 2020

RECEIVED

By Amy Champagne at 7:41 am, Sep 17, 2020



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 145224B	9/1/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, FL 32817

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Cedar Pointe CDD

Invoice Due Date: October 1, 2020

Invoice Amount: \$700.00

Description	Current Amount
Monthly Landscape Maintenance September 2020	\$700.00

Invoice Total \$700.00

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 66

10/1/2020

Item No.	Payee	Invoice Number	FY20 General Fund	FY21 General Fund
1	Charles Aquatics, Inc. Lake Maintenance Oct 2020	39811		\$ 1,326.00
			\$ -	\$ 1,326.00

TOTAL	\$1,326.00
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Secretary/Assistant Secretary


Chairperson

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

RECEIVED
By Amy Champagne at 7:57 am, Oct 01, 2020

Invoice

Date	Invoice #
10/1/2020	39811

Bill To
Cedar Pointe CDD 12051 Corporate Blvd Orlando, FL 32817

Due Date
10/31/2020

Qty	Description	Rate	Amount
1	Monthly Aquatic Management Services for 5 lakes at Tidewater HOA	1,326.00	1,326.00
It is a pleasure doing business with you!		Balance Due	\$1,326.00

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 67

10/9/2020

Item No.	Payee	Invoice Number	FY20 General Fund	FY21 General Fund
1	Jacksonville Daily Record Legal Advertising 10/02/20	20-05775D		\$ 69.50
2	PFM Postage/FedEx: Sep. 2020	OE-EXP-01113	\$ 4.00	
3	VGlobalTech Quarterly Website Audit	1972	\$ 300.00	
	Website Monthly Fee	2039		\$ 100.00
			\$ 304.00	\$ 169.50

TOTAL	\$473.50
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Secretary/Assistant Secretary


Chairperson

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

RECEIVED

By Amy Champagne at 4:21 pm, Oct 05, 2020

October 2, 2020

Date

Attn: Accounting
Cedar Pointe Community Development District
12051 CORPORATE BLVD.
ORLANDO FL 32817

Payment Due Upon Receipt

Serial #	20-05775D	PO/File #		\$69.50
Notice of Meeting				Amount Due
				Amount Paid
Cedar Pointe Community Development District				\$69.50
				Payment Due
Case Number				
Publication Dates	10/2			
County	Duval			

*Payment is due before the
Proof of Publication is released.*

*For your convenience, you
may remit payment at
jaxdailyrecord.com/send-payment.*

Your notice can be found at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**Notice of Meeting
Cedar Pointe Community
Development District**

The Board of Supervisors of the Cedar Pointe Community Development District will hold their meetings for the 2020-2021 Fiscal Year at 14785 Old St. Augustine Rd, Suite 3, Jacksonville, FL 32258, at 10:00 a.m. on the

following dates:

October 9, 2020

January 8, 2021

April 9, 2021

July 9, 2021

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least five calendar days prior to the meeting.

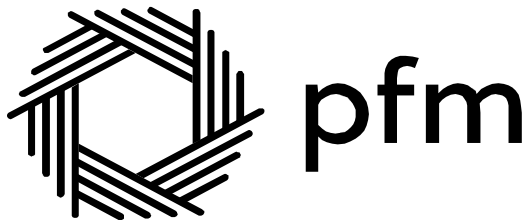
Each person who decided to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be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

Vivian Carvalho

District Manager

Oct. 2

00(20-05775D)



Date	Invoice Number
October 7, 2020	OE-EXP-01113
Payment Terms	Due Date
Upon Receipt	October 7, 2020

Bill To:
Cedar Pointe CDD c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100 Federal Tax ID: 81-1642478

Remittance Options:

<u>Via ACH (preferred):</u>	<u>Via Wire:</u>	<u>Via Mail:</u>
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RE: September 2020 Postage \$4.00

Expenses	\$4.00
Total Amount Due	<u>\$4.00</u>

RECEIVED
By Audrey Ryan at 7:38 am, Oct 09, 2020

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com

RECEIVED

By Amy Champagne at 3:00 pm, Oct 06, 2020

VGlobalTech
EXPERIENCE INNOVATION



INVOICE

BILL TO

Cedar Pointe CDD
1735 Market St FL 43
Philadelphia, PA 191037502
USA

INVOICE # 1972

DATE 09/30/2020

DUE DATE 09/30/2020

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Audits:Quarterly ADA & WCAG Audits	1	300.00	300.00
	Quarterly ADA & WCAG Audits for all new content and document conversions for the website.			

Invoice for Quarter 3 ADA Audit.

BALANCE DUE

\$300.00

Please make check payable to VGlobalTech.

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

RECEIVED

By Amy Champagne at 2:40 pm, Oct 06, 2020

BILL TO

Cedar Pointe CDD
1735 Market St FL 43
Philadelphia, PA 191037502
USA

INVOICE # 2038

DATE 10/01/2020

DUE DATE 10/01/2020

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	100.00	100.00

Please make check payable to VGlobalTech.

BALANCE DUE

\$100.00

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

Cedar Pointe Community Development Distr

Statement of Financial Position

As of 11/30/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account - CNB	\$39,938.82				\$39,938.82
State Board of Administration	8,395.37				8,395.37
Assessments Receivable	60,844.91				60,844.91
Assessments Receivable		\$345,980.83			345,980.83
Due From Other Funds		52,875.52			52,875.52
Debt Service Reserve 2005A		281,416.50			281,416.50
Revenue 2005A		71,806.66			71,806.66
Interest 2005A		0.03			0.03
Prepayment 2005A		2,011.98			2,011.98
Acquisition/Construction 2005A			\$2,333.29		2,333.29
Deferred Cost 2005A			81,726.39		81,726.39
Total Current Assets	<u>\$109,179.10</u>	<u>\$754,091.52</u>	<u>\$84,059.68</u>	<u>\$0.00</u>	<u>\$947,330.30</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$355,235.17	\$355,235.17
Amount To Be Provided				3,819,764.83	3,819,764.83
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,175,000.00</u>	<u>\$4,175,000.00</u>
Total Assets	<u><u>\$109,179.10</u></u>	<u><u>\$754,091.52</u></u>	<u><u>\$84,059.68</u></u>	<u><u>\$4,175,000.00</u></u>	<u><u>\$5,122,330.30</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$10,132.03				\$10,132.03
Deferred Revenue	60,844.91				60,844.91
Deferred Revenue		\$345,980.83			345,980.83
Total Current Liabilities	<u>\$70,976.94</u>	<u>\$345,980.83</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$416,957.77</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$4,175,000.00	\$4,175,000.00
Total		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,175,000.00</u>	<u>\$4,175,000.00</u>
Total Liabilities	<u><u>\$70,976.94</u></u>	<u><u>\$345,980.83</u></u>	<u><u>\$0.00</u></u>	<u><u>\$4,175,000.00</u></u>	<u><u>\$4,591,957.77</u></u>

Cedar Pointe Community Development Distr

Statement of Financial Position

As of 11/30/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	\$254,295.36				\$254,295.36
Net Assets - General Government	(210,739.39)				(210,739.39)
Current Year Net Assets - General Government	(5,353.81)				(5,353.81)
Net Assets, Unrestricted		\$461,861.25			461,861.25
Current Year Net Assets, Unrestricted		(53,750.56)			(53,750.56)
Net Assets, Unrestricted			\$84,039.28		84,039.28
Current Year Net Assets, Unrestricted			20.40		20.40
Total Net Assets	<u>\$38,202.16</u>	<u>\$408,110.69</u>	<u>\$84,059.68</u>	<u>\$0.00</u>	<u>\$530,372.53</u>
Total Liabilities and Net Assets	<u>\$109,179.10</u>	<u>\$754,091.52</u>	<u>\$84,059.68</u>	<u>\$4,175,000.00</u>	<u>\$5,122,330.30</u>

Cedar Pointe Community Development Distr

Statement of Activities

As of 11/30/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$11,905.67				\$11,905.67
Off-Roll Assessments	10,674.30				10,674.30
On-Roll Assessments		\$58,453.17			58,453.17
Inter-Fund Group Transfers In		(2.34)			(2.34)
Inter-Fund Transfers In			\$2.34		2.34
Total Revenues	<u>\$22,579.97</u>	<u>\$58,450.83</u>	<u>\$2.34</u>	<u>\$0.00</u>	<u>\$81,033.14</u>
<u>Expenses</u>					
Public Official Insurance	\$2,828.00				\$2,828.00
Trustee Services	3,717.38				3,717.38
District Management	3,333.34				3,333.34
Assessment Administration	5,000.00				5,000.00
Legal Advertising	69.50				69.50
Contingency	4,880.28				4,880.28
Web Site Maintenance	200.00				200.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,675.00				3,675.00
Lake Maintenance	2,652.00				2,652.00
Landscaping Maintenance & Material	1,400.00				1,400.00
Miscellaneous	7.84				7.84
Interest Payments		\$112,203.13			112,203.13
Total Expenses	<u>\$27,938.34</u>	<u>\$112,203.13</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$140,141.47</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$4.56				\$4.56
Interest Income		\$1.74			1.74
Interest Income			\$18.06		18.06
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$4.56</u>	<u>\$1.74</u>	<u>\$18.06</u>	<u>\$0.00</u>	<u>\$24.36</u>
Change In Net Assets	(\$5,353.81)	(\$53,750.56)	\$20.40	\$0.00	(\$59,083.97)
Net Assets At Beginning Of Year	<u>\$43,555.97</u>	<u>\$461,861.25</u>	<u>\$84,039.28</u>	<u>\$0.00</u>	<u>\$589,456.50</u>
Net Assets At End Of Year	<u><u>\$38,202.16</u></u>	<u><u>\$408,110.69</u></u>	<u><u>\$84,059.68</u></u>	<u><u>\$0.00</u></u>	<u><u>\$530,372.53</u></u>

Cedar Pointe Community Development District
 Budget to Actual
 For the Month Ending 11/30/2020

	Actual	Year To Date Budget	Variance	Adopted FY 2021 Budget
<u>Revenues</u>				
Assessments	\$ 22,579.97	\$ 13,904.17	\$ 8,675.80	\$ 83,425.00
Carry Forward Revenue	-	1,666.67	(1,666.67)	10,000.00
Net Revenues	\$ 22,579.97	\$ 15,570.83	\$ 7,009.14	\$ 93,425.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ -	\$ 533.33	\$ (533.33)	\$ 3,200.00
District Counsel	-	516.67	(516.67)	3,100.00
Audit Fees	-	666.67	(666.67)	4,000.00
Arbitrage	-	166.67	(166.67)	1,000.00
Assessment Administration	5,000.00	833.33	4,166.67	5,000.00
Dissemination	-	833.33	(833.33)	5,000.00
Trustee	3,717.38	625.00	3,092.38	3,750.00
District Management Fees	3,333.34	3,333.33	0.01	20,000.00
Reamortization Schedule	-	41.67	(41.67)	250.00
General Insurance	3,675.00	641.67	3,033.33	3,850.00
Public Official Insurance	2,828.00	493.67	2,334.33	2,962.00
Legal Advertising	69.50	166.67	(97.17)	1,000.00
Website Maintenance	200.00	400.00	(200.00)	2,400.00
Dues, Licenses & Fees	175.00	29.17	145.83	175.00
Landscape Maintenance	1,400.00	1,666.67	(266.67)	10,000.00
Lake Maintenance	2,652.00	2,666.67	(14.67)	16,000.00
Maintenance of Trees/Wetlands	-	166.67	(166.67)	1,000.00
Electric	-	125.00	(125.00)	750.00
Office Misc (Phone / Postage / Travel)	7.84	58.33	(50.49)	350.00
Contingency (Repairs / Maintenance / Improvements / Misc)	4,880.28	1,606.33	3,273.95	9,638.00
Total General & Administrative Expenses	\$ 27,938.34	\$ 15,570.83	\$ 12,367.51	\$ 93,425.00
Total Expenses	\$ 27,938.34	\$ 15,570.83	\$ 12,367.51	\$ 93,425.00
Income (Loss) from Operations	\$ (5,358.37)	\$ -	\$ (5,358.37)	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ 4.56	\$ -	4.56	\$ -
Total Other Income (Expense)	\$ 4.56	\$ -	\$ 4.56	\$ -
Net Income (Loss)	\$ (5,353.81)	\$ -	\$ (5,353.81)	\$ -