

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, July 23, 2021 at 11:00 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 April 23, 2021 Board of Supervisors' Meeting *(provided under separate cover)*
2. Letter from Supervisor of Elections – Duval County
3. Review & Acceptance of Fiscal Year 2020 Audit Report
4. Consideration of Resolution 2021-02, Adopting the Annual Meeting Schedule for Fiscal Year 2021-2022
5. Public Hearing on the Adoption of the District's Annual Budget
 - a) Public Comments and Testimony
 - b) Board Comments
 - c) Consideration of Resolution 2021-03, Adopting the Fiscal Year 2022 Budget and Appropriating Funds
6. Consideration of Resolution 2021-04, Levying O&M Assessments and Certifying an Assessment Roll
7. Ratification of Payment Authorization 85 — 95
8. 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**

Minutes of the April 23, 2021 Board
of Supervisors' Meeting
(provided under separate cover)

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Letter from Supervisor of Elections County –
Duval County



OFFICE OF THE SUPERVISOR OF ELECTIONS

MIKE HOGAN
SUPERVISOR OF ELECTIONS
OFFICE: (904) 255-3444
CELL: (904) 219-8924

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX: (904) 255-3434
E-MAIL: MHOGAN@COJ.NET

May 17, 2021

Vivian Carvalho
Cedar Pointe CDD
12051 Corporate Blvd.
Orlando, Florida 32817

Dear Vivian,

The information you requested on April 19, 2021 appears below:

Cedar Pointe Community Development District 391 Registered Voters

If you have any questions or need additional assistance, please contact Robert Phillips at 904-255-3436 or phillips@coj.net.

Sincerely,

Lana Self
Director of Candidate and Records

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Fiscal Year 2020 Audit Report

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

**CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cedar Pointe Community Development District
City of Jacksonville, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Cedar Pointe Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2020, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund, of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 24, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Cedar Pointe Community Development District, City of Jacksonville, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,762,754).
- The change in the District's total net position in comparison with the prior fiscal year was \$79,437, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$589,458, a decrease of (\$331) in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, assigned to subsequent year's expenditures and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2020	2019
Assets, excluding capital assets	\$ 592,332	\$ 594,558
Capital assets, not being depreciated	1,916,291	2,015,442
Total assets	2,508,623	2,610,000
Liabilities, excluding long-term liabilities	96,377	102,191
Long-term liabilities	4,175,000	4,350,000
Total liabilities	4,271,377	4,452,191
Net Position		
Net investment in capital assets	(2,258,709)	(2,334,558)
Restricted for debt service	368,359	380,809
Restricted for capital projects	84,039	71,030
Unrestricted	43,557	40,528
Total net position	\$ (1,762,754)	\$ (1,842,191)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2020	2019
Revenues:		
Program revenues		
Charges for services	\$ 487,689	\$ 491,339
Operating grants and contributions	379	1,174
Capital grants and contributions	927	1,357
General revenues		
Miscellaneous	115	217
Total revenues	489,110	494,087
Expenses:		
General government	53,019	47,971
Maintenance and operations	126,760	134,369
Interest	229,894	239,143
Total expenses	409,673	421,483
Change in net position	79,437	72,604
Net position - beginning	(1,842,191)	(1,914,795)
Net position - ending	\$ (1,762,754)	\$ (1,842,191)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$409,673. The costs of the District's activities were funded by program revenues. Program revenues, comprised primarily of assessments, decreased during the fiscal year. In total, expenses, including depreciation, decreased from the prior fiscal year. The majority of the change in expenses results from the decrease in interest. Based on the amortization schedule of the Bonds, as the balance outstanding of the Bonds decreases over time, the portion of each debt service payment allocated to principal increases accordingly thereby decreasing the amount allocated to interest.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$3,304,405 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,388,114 has been taken, which resulted in a net book value of \$1,916,291. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2020, the District had \$4,175,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Cedar Pointe Community Development District's Finance Department at 12051 Corporate Boulevard, Orlando, Florida 32817.

**CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities
ASSETS	
Cash	\$ 26,536
Investments	8,392
Assessments receivable	81,660
Interest receivable	21
Prepays and deposits	11,503
Restricted assets:	
Investments	464,220
Capital assets:	
Nondepreciable	825,638
Depreciable, net	1,090,653
Total assets	<u>2,508,623</u>
LIABILITIES	
Accounts payable	2,874
Accrued interest payable	93,503
Non-current liabilities:	
Due within one year	185,000
Due in more than one year	3,990,000
Total liabilities	<u>4,271,377</u>
NET POSITION	
Net investment in capital assets	(2,258,709)
Restricted for debt service	368,359
Restricted for capital projects	84,039
Unrestricted	43,557
Total net position	<u>\$ (1,762,754)</u>

See notes to the financial statements

**CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					Governmental Activities
Governmental activities:					
General government	\$ 53,019	\$ 53,019	\$ -	\$ -	\$ -
Maintenance and operations	126,760	30,523	-	927	(95,310)
Interest on long-term debt	229,894	404,147	379	-	174,632
Total governmental activities	409,673	487,689	379	927	79,322
General revenues:					
Unrestricted investment earnings					115
Total general revenues					115
Change in net position					79,437
Net position - beginning					(1,842,191)
Net position - ending					<u>\$ (1,762,754)</u>

See notes to the financial statements

**CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 26,536	\$ -	\$ -	\$ 26,536
Investments	8,392	380,200	84,020	472,612
Assessments receivable	-	81,660	-	81,660
Interest receivable	-	2	19	21
Prepaid items	11,503	-	-	11,503
Total assets	\$ 46,431	\$ 461,862	\$ 84,039	\$ 592,332
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 2,874	\$ -	\$ -	\$ 2,874
Total liabilities	2,874	-	-	2,874
Fund balances:				
Nonspendable:				
Prepaid items	11,503	-	-	11,503
Restricted for:				
Debt service	-	461,862	-	461,862
Capital projects	-	-	84,039	84,039
Assigned to:				
Subsequent year's expenditures	10,000	-	-	10,000
Unassigned	22,054	-	-	22,054
Total fund balances	43,557	461,862	84,039	589,458
Total liabilities and fund balances	\$ 46,431	\$ 461,862	\$ 84,039	\$ 592,332

See notes to the financial statements

**CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Total fund balances - governmental funds	\$	589,458
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Amounts reported for governmental activities in the statement of net position are different because:

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

Cost of capital assets	3,304,405	
Accumulated depreciation	<u>(1,388,114)</u>	1,916,291

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

Accrued interest payable	(93,503)	
Bonds payable	<u>(4,175,000)</u>	<u>(4,268,503)</u>
Net position of governmental activities		<u><u>\$ (1,762,754)</u></u>

See notes to the financial statements

**CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 83,542	\$ 404,147	\$ -	\$ 487,689
Interest income	115	379	927	1,421
Total revenues	83,657	404,526	927	489,110
EXPENDITURES				
Current:				
General government	53,019	-	-	53,019
Maintenance and operations	27,609	-	-	27,609
Debt service:				
Principal	-	175,000	-	175,000
Interest	-	233,813	-	233,813
Total expenditures	80,628	408,813	-	489,441
Excess (deficiency) of revenues over (under) expenditures	3,029	(4,287)	927	(331)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	-	(12,082)	12,082	-
Total other financing sources (uses)	-	(12,082)	12,082	-
Net change in fund balances	3,029	(16,369)	13,009	(331)
Fund balances - beginning	40,528	478,231	71,030	589,789
Fund balances - ending	\$ 43,557	\$ 461,862	\$ 84,039	\$ 589,458

See notes to the financial statements

**CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ (331)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(99,151)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	175,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>3,919</u>
Change in net position of governmental activities	<u>\$ 79,437</u>

See notes to the financial statements

**CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Cedar Pointe Community Development District ("District") was created on November 16, 2004 by Ordinance 2004-970-E of the City of Jacksonville, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020, three of the Board members are affiliated with ICI Homes ("Developer").

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

Assessments are non-ad valorem assessments on all assessable property within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 and, if collected using the Uniform Method of Collection, with discounts available for payments through February 28 and become delinquent on April 1. Alternatively, the District adopts a resolution providing for the collection dates and directly collects the assessments.

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

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

Prepaid Items

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

Capital Assets

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

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

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

	<u>Assets</u>	<u>Years</u>
	Water control and other	25

Unearned Revenue

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2020:

	Amortized Cost	Credit Risk	Maturities
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	\$ 80,317	S&P AAAm	Weighted average of the portfolio: 37 days
US Bank Mmkt 5 - Ct	392,295	N/A	N/A
Total Investments	<u>\$ 472,612</u>		

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2020 were as follows:

	Transfers In	Transfers Out
Debt service fund	\$ -	\$ 12,082
Capital project fund	12,082	-
	<u>\$ 12,082</u>	<u>\$ 12,082</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 825,638	\$ -	\$ -	\$ 825,638
Total capital assets, not being depreciated	825,638	-	-	825,638
Capital assets, being depreciated				
Water control and other	2,478,767	-	-	2,478,767
Total capital assets, being depreciated	2,478,767	-	-	2,478,767
Less accumulated depreciation for:				
Water control and other	1,288,963	99,151	-	1,388,114
Total accumulated depreciation	1,288,963	99,151	-	1,388,114
Total capital assets, being depreciated, net	1,189,804	(99,151)	-	1,090,653
Governmental activities capital assets	\$ 2,015,442	\$ (99,151)	\$ -	\$ 1,916,291

Depreciation expense was allocated to maintenance and operations.

The total projected cost of the infrastructure has been estimated at approximately \$8.9 million, of which approximately \$6.1 million is to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. In the prior years, the District has conveyed improvements totaling approximately \$2.06 million to other governmental entities. Certain additional improvements are expected to be conveyed to other governmental entities in subsequent fiscal years.

In connection with the 2005 project, the District established a deferred cost investment account reported in the capital projects fund. In the event there are certain excess revenues, they are to be transferred from the debt service to the capital projects fund and used to repay funds advanced for the project or for the purchase of additional components. However, if funds in the account are not needed for that purpose they are to be transferred to the debt service fund and used to redeem outstanding related debt. At September 30, 2020, there is a balance of \$81,688 in the deferred cost account. The District has not yet determined if a liability exists for deferred obligations/costs.

NOTE 7 – LONG-TERM LIABILITIES

On June 1, 2005, the District issued \$6,090,000 of Capital Improvement Revenue Bonds, Series 2005A. The Bonds are due May 1, 2035 with a fixed interest rate of 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2005 and the principal is to be paid annually on each May 1, commencing May 1, 2006.

The Series 2005A Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement and has certain restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2005A Bonds	\$ 4,350,000	\$ -	\$ 175,000	\$ 4,175,000	\$ 185,000
Total	\$ 4,350,000	\$ -	\$ 175,000	\$ 4,175,000	\$ 185,000

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2021	\$ 185,000	\$ 224,406	\$ 409,406
2022	195,000	214,463	409,463
2023	210,000	203,981	413,981
2024	220,000	192,694	412,694
2025	230,000	180,869	410,869
2026-2030	1,355,000	704,394	2,059,394
2031-2035	1,780,000	297,238	2,077,238
	<u>\$ 4,175,000</u>	<u>\$ 2,018,045</u>	<u>\$ 6,193,045</u>

NOTE 8 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

**CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 83,425	\$ 83,542	\$ 117
Interest income	-	115	115
Total revenues	<u>83,425</u>	<u>83,657</u>	<u>232</u>
EXPENDITURES			
Current:			
General government	55,375	53,019	2,356
Maintenance and operations	38,050	27,609	10,441
Total expenditures	<u>93,425</u>	<u>80,628</u>	<u>12,797</u>
Excess (deficiency) of revenues over (under) expenditures	(10,000)	3,029	13,029
OTHER FINANCING SOURCES			
Carry forward surplus	10,000	-	(10,000)
Net change in fund balances	<u>\$ -</u>	<u>3,029</u>	<u>\$ 3,029</u>
Fund balance - beginning		<u>40,528</u>	
Fund balance - ending		<u>\$ 43,557</u>	

See notes to required supplementary information

**CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



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

To the Board of Supervisors
Cedar Pointe Community Development District
City of Jacksonville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cedar Pointe Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 24, 2021.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

June 24, 2021



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CERTIFIED PUBLIC ACCOUNTANTS

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

To the Board of Supervisors
Cedar Pointe Community Development District
City of Jacksonville, Florida

We have examined Cedar Pointe Community Development District, City of Jacksonville, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

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

June 24, 2021



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

To the Board of Supervisors
Cedar Pointe Community Development District
City of Jacksonville, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cedar Pointe Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 24, 2021.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2021, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

June 24, 2021

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2021-02,
Adopting the Annual Meeting Schedule for
Fiscal Year 2021-2022

RESOLUTION 2021-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
CEDAR POINTE COMMUNITY DEVELOPMENT
DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2021-2022**

WHEREAS, the Cedar Pointe Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

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

WHEREAS, the Board has proposed the Fiscal Year 2021-2022 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2021-2022 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF JULY, 2021.

ATTEST:

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021-2022**

Thursday, October 21, 2021

Thursday January 20, 2022

Thursday, April 21, 2022

Thursday, July 21, 2022

All meetings will convene at the offices of ICI Homes 14785 Old St. Augustine Rd, Suite 3,
Jacksonville, FL 32258, at 11:00 a.m.

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2021-03, Adopting the Fiscal
Year 2022 Budget and Appropriating Funds

RESOLUTION 2021-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Cedar Pointe Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cedar Pointe Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND - (SERIES 2005A)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 23rd DAY OF JULY, 2021.

ATTEST:

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2021/2022 Budget

EXHIBIT A
Cedar Pointe Community Development District
Adopted Fiscal Year 2022 Annual Operations & Maintenance Budget

	FY 2021 Adopted Budget	FY 2022 Adopted Budget
<u>Revenues</u>		
Maintenance Assessments	\$ 83,425.00	\$ 83,425.00
Carry Forward Surplus	10,000.00	10,000.00
Net Revenues	\$ 93,425.00	\$ 93,425.00
<u>Expenditures</u>		
Supervisor Fees	\$ 3,200.00	\$ 3,200.00
Public Official Insurance	2,962.00	3,115.00
Trustee Services	3,750.00	3,750.00
District Management Fees	20,000.00	20,000.00
Dissemination	5,000.00	5,000.00
District Counsel	3,100.00	3,100.00
Assessment Administration	5,000.00	5,000.00
Reamortization Schedule	250.00	250.00
Audit Fees	4,000.00	4,000.00
Arbitrage	1,000.00	1,000.00
Legal Advertising	1,000.00	1,000.00
Office Misc (Phone / Postage / Travel)	350.00	350.00
Contingency (Repairs / Maintenance / Improvements / Misc)	9,638.00	9,285.00
Website Maintenance	2,400.00	2,400.00
Dues, Licenses & Fees	175.00	175.00
Electric	750.00	750.00
Maintenance of Trees/Wetlands	1,000.00	1,000.00
General Insurance	3,850.00	4,050.00
Lake Maintenance	16,000.00	16,000.00
Landscape Maintenance	10,000.00	10,000.00
Operation & Maintenance Expenditures	\$ 93,425.00	\$ 93,425.00

Net Assessment	\$ 218.96	\$ 218.96
Gross Assessment	\$ 236.72	\$ 236.72

Cedar Pointe CDD
Adopted Debt Service Fund Budget
Series 2005A Special Assessment Bonds FY 2022

	<u>Adopted FY 2022</u> <u>Budget</u>
<u>Revenues:</u>	
Special Assessments	\$511,453
Total Revenues	<u><u>\$511,453</u></u>
<u>Expenditures:</u>	
Series 2005A - Interest 11/1/21	\$107,231
Series 2005A - Interest 5/1/22	\$195,000
Series 2005A - Principal 5/1/22	\$107,231
Total Expenditures	<u><u>\$409,463</u></u>
Excess Revenues / (Expenditures)	<u><u>\$101,991</u></u>
11/1/22 Interest Series 2005A	\$101,991



Cedar Pointe CDD
Fiscal Year 2022
Assessment Schedule

Unit Type	FY 2022 O&M Assessment	Debt Assessment	Total
Platted Lots	\$236.72	\$1,165.35	\$1,402.07

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2021-04,
Levying O&M Assessments and Certifying
an Assessment Roll

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Duval County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A;"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as

set forth in **Exhibits “A” and “B.”** Operations and maintenance assessments directly collected by the District are due according to the following schedule: 25% due no later than October 15, 2021, 25% due no later than January 15, 2022, 25% due no later than April 15, 2022 and 25% due no later than July 15, 2022. Debt service assessments directly collected by the District are due according to the following schedule: \$_____ due no later than April 15, 2022, and \$_____ due no later than October 15, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 23rd day of July, 2021.

ATTEST:

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

EXHIBIT A
Cedar Pointe Community Development District
Adopted Fiscal Year 2022 Annual Operations & Maintenance Budget

	FY 2021 Adopted Budget	FY 2022 Adopted Budget
<u>Revenues</u>		
Maintenance Assessments	\$ 83,425.00	\$ 83,425.00
Carry Forward Surplus	10,000.00	10,000.00
Net Revenues	\$ 93,425.00	\$ 93,425.00
<u>Expenditures</u>		
Supervisor Fees	\$ 3,200.00	\$ 3,200.00
Public Official Insurance	2,962.00	3,115.00
Trustee Services	3,750.00	3,750.00
District Management Fees	20,000.00	20,000.00
Dissemination	5,000.00	5,000.00
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Assessment Administration	5,000.00	5,000.00
Reamortization Schedule	250.00	250.00
Audit Fees	4,000.00	4,000.00
Arbitrage	1,000.00	1,000.00
Legal Advertising	1,000.00	1,000.00
Office Misc (Phone / Postage / Travel)	350.00	350.00
Contingency (Repairs / Maintenance / Improvements / Misc)	9,638.00	9,285.00
Website Maintenance	2,400.00	2,400.00
Dues, Licenses & Fees	175.00	175.00
Electric	750.00	750.00
Maintenance of Trees/Wetlands	1,000.00	1,000.00
General Insurance	3,850.00	4,050.00
Lake Maintenance	16,000.00	16,000.00
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Net Assessment	\$ 218.96	\$ 218.96
Gross Assessment	\$ 236.72	\$ 236.72

Cedar Pointe CDD
Adopted Debt Service Fund Budget
Series 2005A Special Assessment Bonds FY 2022

	<u>Adopted FY 2022</u> <u>Budget</u>
<u>Revenues:</u>	
Special Assessments	\$511,453
Total Revenues	<u><u>\$511,453</u></u>
<u>Expenditures:</u>	
Series 2005A - Interest 11/1/21	\$107,231
Series 2005A - Interest 5/1/22	\$195,000
Series 2005A - Principal 5/1/22	\$107,231
Total Expenditures	<u><u>\$409,463</u></u>
Excess Revenues / (Expenditures)	<u><u>\$101,991</u></u>
11/1/22 Interest Series 2005A	\$101,991

STRAP	Gross O&M Assessment	Gross DS Assessment
R-159844-0005		0
R-159936-0012		0
R-159936-0015		0
R-159942-2010		0
R-159942-2050		0
R-159942-2060		0
R-159942-2071		0
R-159942-2080		0
R-159942-2090		0
R-159942-2100		0
R-159942-2110		0
R-159942-2120		0
R-159942-2130		0
R-159942-2140		0
R-159942-2145	236.72	0
R-159942-2150	236.72	0
R-159942-2155	236.72	1165.35
R-159942-2160	236.72	1165.35
R-159942-2165	236.72	1165.35
R-159942-2170	236.72	1165.35
R-159942-2175	236.72	1165.35
R-159942-2180	236.72	1165.35
R-159942-2185	236.72	1165.35
R-159942-2190	236.72	1165.35
R-159942-2195	236.72	1165.35
R-159942-2200	236.72	1165.35
R-159942-2205	236.72	1165.35
R-159942-2210	236.72	1165.35
R-159942-2215	236.72	1165.35
R-159942-2220	236.72	1165.35
R-159942-2225	236.72	1165.35
R-159942-2230	236.72	1165.35
R-159942-2235	236.72	1165.35
R-159942-2240	236.72	1165.35
R-159942-2245	236.72	1165.35
R-159942-2250	236.72	1165.35
R-159942-2255	236.72	1165.35
R-159942-2260	236.72	1165.35
R-159942-2265	236.72	1165.35
R-159942-2270	236.72	1165.35
R-159942-2275	236.72	1165.35
R-159942-2280	236.72	1165.35
R-159942-2285	236.72	1165.35
R-159942-2290	236.72	1165.35
R-159942-2295	236.72	1165.35
R-159942-2300	236.72	1165.35

R-159942-2305	236.72	1165.35
R-159942-2310	236.72	1165.35
R-159942-2315	236.72	1165.35
R-159942-2320	236.72	1165.35
R-159942-2326	236.72	1165.35
R-159942-2332	236.72	1165.35
R-159942-2335	236.72	1165.35
R-159942-2340	236.72	1165.35
R-159942-2345	236.72	1165.35
R-159942-2350	236.72	1165.35
R-159942-2355	236.72	1165.35
R-159942-2360	236.72	1165.35
R-159942-2365	236.72	1165.35
R-159942-2370	236.72	1165.35
R-159942-2375	236.72	1165.35
R-159942-2380	236.72	1165.35
R-159942-2385	236.72	1165.35
R-159942-2390	236.72	1165.35
R-159942-2395	236.72	1165.35
R-159942-2400	236.72	1165.35
R-159942-2405	236.72	1165.35
R-159942-2410	236.72	1165.35
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R-159942-2420	236.72	1165.35
R-159942-2425	236.72	1165.35
R-159942-2430	236.72	1165.35
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R-159942-2581	236.72	1165.35
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R-159942-2620	236.72	1165.35
R-159942-2625	236.72	1165.35

R-159942-2630	236.72	1165.35
R-159942-2635	236.72	1165.35
R-159942-2640	236.72	1165.35
R-159942-2645	236.72	1165.35
R-159942-2650	236.72	1165.35
R-159942-2655	236.72	1165.35
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R-159942-2870	236.72	1165.35

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R-159942-4435	236.72	1165.35
R-159942-4440	236.72	1165.35
R-159942-4445	236.72	1165.35
R-159942-4450	236.72	1165.35
R-159942-4455	236.72	1165.35
R-159942-4460	236.72	1165.35
R-159942-4465	236.72	1165.35
R-159942-4470	236.72	1165.35
R-159942-4475	236.72	1165.35
R-159942-4480	236.72	1165.35
R-159942-4485	236.72	1165.35
R-159942-4490	236.72	1165.35
R-159942-4495	236.72	1165.35
R-159942-4500	236.72	1165.35
R-159942-4505	236.72	1165.35
R-159942-4510	236.72	1165.35
R-159942-4515	236.72	1165.35
R-159942-4520	236.72	1165.35
R-159942-4525	236.72	1165.35
R-159942-4530	236.72	1165.35
R-159942-4535	236.72	1165.35
R-159942-4540	236.72	1165.35
R-159942-4545	236.72	1165.35

R-159942-4550	236.72	1165.35
R-159942-4555	236.72	1165.35
R-159942-4560	236.72	1165.35
R-159942-4565	236.72	1165.35
R-159942-4570	236.72	1165.35
R-159942-4575	236.72	1165.35
R-159942-4580	236.72	1165.35
R-159942-4585	236.72	1165.35
R-159942-4590	236.72	1165.35
R-159942-4595	236.72	1165.35
R-159942-4600	236.72	1165.35
R-159942-4605	236.72	1165.35
R-159942-4610	236.72	1165.35
R-159942-4615	236.72	1165.35
R-159942-4620	236.72	1165.35
R-159942-4625	236.72	1165.35
R-159942-4630	236.72	1165.35
R-159942-4635	236.72	1165.35
R-159942-4640	236.72	1165.35
R-159942-4645	236.72	1165.35
R-159942-4650	236.72	1165.35
R-159942-4655	236.72	1165.35
R-159942-4660	236.72	1165.35
R-159942-4665	236.72	1165.35
R-159942-4670	236.72	1165.35
R-159942-4675	236.72	1165.35
R-159942-4680	236.72	1165.35
R-159942-4685	236.72	1165.35
R-159942-4690	236.72	1165.35
R-159942-4695	236.72	
R-159942-4700	236.72	
R-159942-4705	236.72	
R-159942-4710	236.72	
R-159942-4120	236.72	1165.35

\$	58,706.56
\$	4,402.99
\$	54,303.57

\$	29,122.48
\$	83,426.05

\$	83,425.00
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\$	1.05
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**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 85 – 95

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 85

4/1/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	Charles Aquatics, Inc. Lake Maintenance: April 2021	41236	\$ 1,326.00
2	Hopping Green & Sams General Counsel thru 01/31/21	121066	\$ 1,138.50

TOTAL	\$ 2,464.50
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Vivian Carvalho

Secretary/Assistant Secretary

Kelley White
Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 86

4/8/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	VGlobalTech Monthly Website Fee: April 2021	2606	\$ 100.00
TOTAL			\$ 100.00

Venessa Ripoll

Secretary/Assistant Secretary

Kelly White

Chairperson

RECEIVED APR 16 2021

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 87

4/15/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	VGlobalTech Quarterly Website Audit: January-March	2503	\$ 300.00
TOTAL			\$ 300.00

Venessa Ripoll
Secretary/Assistant Secretary

Kelly White
Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 88

4/23/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	Jacksonville Daily Record Legal Advertising on 04/16/21	21-02555D	\$ 167.38
2	Jim Overton, Duval County Tax Collector 2020 Ad Valorem Taxes; 0 Clapboard Creek Dr	1282866.0000	\$ 41.82
3	PFM District Management Fee: April 2021	DM-04-2021-0009	\$ 1,666.67
TOTAL			\$ 1,875.87

Venessa Ripoll
Secretary/Assistant Secretary

Kelly White
Chairperson

RECEIVED APR 30 2021

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 89

4/29/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	Hopping Green & Sams General Counsel thru 02/28/21	121706	\$ 103.50
2	Supervisor Fees: Meeting 04/23/21 Susan Calvo	--	\$ 200.00
	Stacy Pyle	--	\$ 200.00
TOTAL			\$ 503.50

Venessa Ripoll

Secretary/Assistant Secretary

Kelley White

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 90

5/6/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	Charles Aquatics, Inc. Lake Maintenance: May 2021	41471	\$ 1,326.00
TOTAL			\$ 1,326.00

Venessa Ripoll
Secretary/Assistant Secretary

Kelly White
Chairperson

RECEIVED MAY 28 2021

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 91

5/20/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	PFM District Management Fee: May 2021 Postage/FedEx: April 2021	DM-05-2021-0009 OE-EXP-05-11	\$ 1,666.67 \$ 5.43
2	VGlobalTech Monthly Website Fee: May 2021	2688	\$ 100.00
3	Yellowstone Landscape Landscape Maintenance: April 2021	JAX 210423 B	\$ 700.00
TOTAL			\$ 2,472.10

Vivian Carvalho

Secretary/Assistant Secretary

Kelly White

Chairperson

RECEIVED MAY 28 2021

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 92

5/27/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	Yellowstone Landscape Landscape Maintenance: May 2021	JAX 221816 B	\$ 700.00
TOTAL			\$ 700.00

Vivian Carvalho

Secretary/Assistant Secretary

Kerry White

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 93

6/4/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	Charles Aquatics, Inc. Lake Maintenance: June 2021	41702	\$ 1,326.00
2	Grau and Associates Audit FYE 09/30/2020	21111	\$ 500.00
TOTAL			\$ 1,826.00

Venessa Ripoll
Secretary/Assistant Secretary

Kerry White
Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 94

6/10/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	Hopping Green & Sams General Counsel thru 03/31/21	122664	\$ 44.00
TOTAL			\$ 44.00

Vivian Carvalho

Secretary/Assistant Secretary

Kerry White

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 95

6/17/2021

Item No.	Payee	Invoice Number	FY21 General Fund
1	PFM		
	Dissemination Fee: 04/01/21-06/30/21	115470	\$ 1,250.00
	District Management Fee: June 2021	DM-06-2021-0009	\$ 1,666.67
TOTAL			\$ 2,916.67

Vivian Carvalho

Secretary/Assistant Secretary

Kelly White

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements

Cedar Pointe CDD
Statement of Financial Position
As of 6/30/2021

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account - CNB	\$47,944.06				\$47,944.06
State Board of Administration	8,402.09				8,402.09
Assessments Receivable	10,674.30				10,674.30
Assessments Receivable		\$81,789.51			81,789.51
Due From Other Funds		1,157.78			1,157.78
Debt Service Reserve 2005A		281,416.50			281,416.50
Revenue 2005A		91,094.38			91,094.38
Interest 2005A		0.05			0.05
Prepayment 2005A		12,563.16			12,563.16
Acquisition/Construction 2005A			\$2,335.41		2,335.41
Deferred Cost 2005A			81,806.98		81,806.98
Total Current Assets	<u>\$67,020.45</u>	<u>\$468,021.38</u>	<u>\$84,142.39</u>	<u>\$0.00</u>	<u>\$619,184.22</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$385,074.09	\$385,074.09
Amount To Be Provided				3,604,925.91	3,604,925.91
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,990,000.00</u>	<u>\$3,990,000.00</u>
Total Assets	<u><u>\$67,020.45</u></u>	<u><u>\$468,021.38</u></u>	<u><u>\$84,142.39</u></u>	<u><u>\$3,990,000.00</u></u>	<u><u>\$4,609,184.22</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$6,049.37				\$6,049.37
Deferred Revenue	10,674.30				10,674.30
Deferred Revenue		\$81,789.51			81,789.51
Total Current Liabilities	<u>\$16,723.67</u>	<u>\$81,789.51</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$98,513.18</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$3,990,000.00	\$3,990,000.00
Total		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,990,000.00</u>	<u>\$3,990,000.00</u>
Total Liabilities	<u><u>\$16,723.67</u></u>	<u><u>\$81,789.51</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,990,000.00</u></u>	<u><u>\$4,088,513.18</u></u>

Cedar Pointe CDD
Statement of Financial Position
As of 6/30/2021

	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	6,740.81				6,740.81
Net Assets, Unrestricted		\$461,861.25			461,861.25
Current Year Net Assets, Unrestricted		(75,629.38)			(75,629.38)
Net Assets, Unrestricted			\$84,039.28		84,039.28
Current Year Net Assets, Unrestricted			103.11		103.11
Total Net Assets	<u>\$50,296.78</u>	<u>\$386,231.87</u>	<u>\$84,142.39</u>	<u>\$0.00</u>	<u>\$520,671.04</u>
Total Liabilities and Net Assets	<u>\$67,020.45</u>	<u>\$468,021.38</u>	<u>\$84,142.39</u>	<u>\$3,990,000.00</u>	<u>\$4,609,184.22</u>

Cedar Pointe CDD
Statement of Activities
As of 6/30/2021

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$40,787.22				\$40,787.22
Off-Roll Assessments	32,022.90				32,022.90
On-Roll Assessments		\$200,252.60			200,252.60
Off-Roll Assessments		122,684.26			122,684.26
Other Assessments		10,834.74			10,834.74
Inter-Fund Group Transfers In		(10.52)			(10.52)
Inter-Fund Transfers In			\$10.52		10.52
Total Revenues	<u>\$72,810.12</u>	<u>\$333,761.08</u>	<u>\$10.52</u>	<u>\$0.00</u>	<u>\$406,581.72</u>
<u>Expenses</u>					
Supervisor Fees	\$600.00				\$600.00
Public Official Insurance	2,828.00				2,828.00
Trustee Services	3,717.38				3,717.38
District Management	15,000.03				15,000.03
Dissemination Agent	3,750.00				3,750.00
District Counsel	1,332.50				1,332.50
Assessment Administration	5,000.00				5,000.00
Audit	500.00				500.00
Legal Advertising	470.39				470.39
Contingency	4,880.28				4,880.28
Web Site Maintenance	1,500.00				1,500.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,675.00				3,675.00
Lake Maintenance	11,934.00				11,934.00
Landscaping Maintenance & Material	10,450.84				10,450.84
Miscellaneous	273.47				273.47
Principal Payment		\$185,000.00			185,000.00
Interest Payments		224,406.26			224,406.26
Total Expenses	<u>\$66,086.89</u>	<u>\$409,406.26</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$475,493.15</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$17.58				\$17.58
Interest Income		\$15.80			15.80
Interest Income			\$92.59		92.59
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$17.58</u>	<u>\$15.80</u>	<u>\$92.59</u>	<u>\$0.00</u>	<u>\$125.97</u>
Change In Net Assets	\$6,740.81	(\$75,629.38)	\$103.11	\$0.00	(\$68,785.46)
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>\$50,296.78</u></u>	<u><u>\$386,231.87</u></u>	<u><u>\$84,142.39</u></u>	<u><u>\$0.00</u></u>	<u><u>\$520,671.04</u></u>

Cedar Pointe Community Development District
 Budget to Actual
 For the Month Ending 6/30/2021

	Actual	Year To Date Budget	Variance	Adopted FY 2021 Budget
<u>Revenues</u>				
Assessments	\$ 72,810.12	\$ 62,568.75	\$ 10,241.37	\$ 83,425.00
Carry Forward Revenue	-	7,500.00	(7,500.00)	10,000.00
Net Revenues	\$ 72,810.12	\$ 70,068.75	\$ 2,741.37	\$ 93,425.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 600.00	\$ 2,400.00	\$ (1,800.00)	\$ 3,200.00
District Counsel	1,332.50	2,325.00	(992.50)	3,100.00
Audit Fees	500.00	3,000.00	(2,500.00)	4,000.00
Arbitrage	-	750.00	(750.00)	1,000.00
Assessment Administration	5,000.00	3,750.00	1,250.00	5,000.00
Dissemination	3,750.00	3,750.00	-	5,000.00
Trustee	3,717.38	2,812.50	904.88	3,750.00
District Management Fees	15,000.03	15,000.00	0.03	20,000.00
Reamortization Schedule	-	187.50	(187.50)	250.00
General Insurance	3,675.00	2,887.50	787.50	3,850.00
Public Official Insurance	2,828.00	2,221.50	606.50	2,962.00
Legal Advertising	470.39	750.00	(279.61)	1,000.00
Website Maintenance	1,500.00	1,800.00	(300.00)	2,400.00
Dues, Licenses & Fees	175.00	131.25	43.75	175.00
Landscape Maintenance	10,450.84	7,500.00	2,950.84	10,000.00
Lake Maintenance	11,934.00	12,000.00	(66.00)	16,000.00
Maintenance of Trees/Wetlands	-	750.00	(750.00)	1,000.00
Electric	-	562.50	(562.50)	750.00
Office Misc (Phone / Postage / Travel)	273.47	262.50	10.97	350.00
Contingency (Repairs / Maintenance / Improvements / Misc)	4,880.28	7,228.50	(2,348.22)	9,638.00
Total General & Administrative Expenses	\$ 66,086.89	\$ 70,068.75	\$ (3,981.86)	\$ 93,425.00
Total Expenses	\$ 66,086.89	\$ 70,068.75	\$ (3,981.86)	\$ 93,425.00
Income (Loss) from Operations	\$ 6,723.23	\$ -	\$ 6,723.23	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ 17.58	\$ -	17.58	\$ -
Total Other Income (Expense)	\$ 17.58	\$ -	\$ 17.58	\$ -
Net Income (Loss)	\$ 6,740.81	\$ -	\$ 6,740.81	\$ -