

Cedar Pointe Community Development District

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www.cedarpointecdd.com

The meeting of the Board of Supervisors of **Cedar Pointe Community Development District** will be held on **Thursday, April 20, 2023, at 11:15 a.m. 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL, 32258**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 790 562 990 #

<https://pfmgroup.webex.com/meet/carvalhov>

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]*
- 1. Administration of Oath of Office to Newly Appointed Board Members

General Business Matters

2. Consideration of Resolution 2023-02, Electing District Officers
3. Consideration of the Minutes of the January 19, 2023, Board of Supervisors Meeting
4. Consideration of Resolution 2023-03, Approving a Preliminary Budget for Fiscal year 2024 and Setting a Public Hearing Date [Suggested Date July 20, 2023]
5. Ratification of Payment Authorization Nos. 156 – 165
6. 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**

Oath of Office

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2023, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Cedar Pointe Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2023-02,
Electing District Officers

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the “Board”), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

Section 1. _____ is elected Chairperson

Section 2. _____ is elected Vice Chair.

Section 3. _____ is elected Secretary.
 _____ is elected Assistant Secretary.
 _____ is elected Assistant Secretary.
 _____ is elected Assistant Secretary.
 _____ is elected Assistant Secretary.
 _____ is elected Assistant Secretary.

Section 4. Jennifer Glasgow is elected Treasurer.

Section 5. Amanda Lane is elected as Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY of APRIL 2023.

**CEDAR POINTE
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chairman/Vice-Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Minutes of the January 19, 2023,
Board of Supervisors Meeting

MINUTES OF MEETING

CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

Thursday, January 19, 2023 at 11:15 a.m.

**14785 Old St. Augustine Road, Suite 3,
Jacksonville, FL 32258**

Board Members present at roll call in person via speaker phone:

Kelly White	Chairperson	
James Stowers	Vice Chairperson	
Andy Hagan	Assistant Secretary	
Susan Calvo	Assistant Secretary	(via phone)

Also present were:

Vivian Carvalho	District Manager-PFM Group Consulting LLC	
Venessa Ripoll	District Manager-PFM Group Consulting LLC	(via phone)
Amy Champagne	PFM Group Consulting LLC	(via phone)
Don Hasenbank	PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel	
Mike Veazey	ICI Homes	

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll

The meeting was called to order at 11:46 a.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with meeting. Those in attendance are outlined above.

Public Comment Period

There were no members of the public present or via speakerphone.

Administration of Oath of Office to Newly Elected Board Members

Ms. White suggested that Ms. Calvo be appointed to Seat 3, the term will expire in 2026.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board appointed Susan Calvo to Seat 3.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the August 17, 2022, Auditor Selection Committee Meeting

The Board reviewed the minutes.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved the Minutes of the August 17, 2022, Auditor Selection Committee Meeting.

Consideration of the Minutes of the August 17, 2022, Board of Supervisors Meeting

The Board reviewed the minutes.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved the Minutes of the August 17, 2022, Board of Supervisors' Meeting.

Review and Consideration of Resolution 2023-01, Adopting Record Retention Policy

Ms. Buchanan detailed that the resolution would put a policy in place to oversee the way the District retains its records.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2023-01, Adopting Record Retention Policy.

**Review and Consideration of
Resolution 2023-02, Electing
District Officers**

This agenda item was skipped.

**Ratification of Berger, Toombs,
Elam, Gaines & Frank Engagement
Letter for FY 2022 Audit**

ON MOTION by Ms. White, seconded by Ms. Calvo, with all in favor, the Board ratified the Berger, Toombs, Elam, Gaines & Frank Engagement Letter for FY 2022 Audit.

**Ratification of Land Deed
Conveyance Regarding Road
Widening Project**

Mr. Veazy stated the the City of Jacksonville wanted to widen a bridge that would cross into District property. They took over the property through eminent domain. There was discussion about if the widening was being done due to a Fire Department Building being constructed on the opposite side of Tide Water.

ON MOTION by Mr. Hagan, seconded by Ms. Calvo, with all in favor, the Board ratified the Land Deed Conveyance Regarding Road Widening Project.

**Ratification of Payment
Authorization Nos. 137 – 144, 146 –
155**

On MOTION by Mr. Hagan, seconded by Ms. Calvo, with all in favor, the Board ratified payment authorization nos. 137-144 and 146-155

**Review of District Financial
Statements**

The Board reviewed the District Financial Statements as of December 31, 2022.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel- No report

District Engineer- Not present

District Manager- Ms. Carvalho stated the next meeting is scheduled for April 20, 2023 at 11:15 a.m. at this location.

**Audience Comments and
Supervisors Requests**

No comments at this time.

FOURTH ORDER OF BUSINESS

Adjournment

There were no additional items to come before the Board, Ms. Carvalho requested a motion to adjourn the meeting.

On MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Wednesday, January 19, 2023, Board of Supervisors' Meeting of the Cedar Pointe Community Development District was adjourned at 12:02 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2023-03,
Approving a Preliminary Budget for Fiscal Year
2024 and Setting a Public Hearing Date

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Cedar Pointe Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 20, 2023

HOUR: 11:15 a.m.

LOCATION: 14785 Old St. Augustine Road, Suite 3
Jacksonville, FL 32258

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville and Duval County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF APRIL 2023.

ATTEST:

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A
Fiscal Year 2023/2024 Proposed Budget

EXHIBIT A
Cedar Pointe Community Development District
Proposed Fiscal Year 2024 Annual Operations & Maintenance Budget

	Actual Through 02/28/23	Anticipated March - Sept.	Anticipated FY 2023 Total	FY 2023 Adopted Budget	FY 2024 Proposed Budget
<u>Revenues</u>					
Maintenance Assessments	\$ 76,322.64	\$ 25,195.36	\$ 101,518.00	\$ 101,518.00	\$ 103,518.00
Interest Income	29.34	0.00	29.34	0.00	0.00
Other Income & Other Financing Sources	0.60	0.00	0.60	0.00	0.00
Carry Forward Surplus	0.00	0.00	0.00	0.00	0.00
Net Revenues	\$ 76,352.58	\$ 25,195.36	\$ 101,547.94	\$ 101,518.00	\$ 103,518.00
<u>Expenditures</u>					
Supervisor Fees	\$ 200.00	\$ 600.00	\$ 800.00	\$ 3,200.00	\$ 3,200.00
Public Official Insurance	3,147.00	0.00	3,147.00	3,293.00	3,293.00
Trustee Services	3,717.38	0.00	3,717.38	3,750.00	3,750.00
District Management Fees	8,333.35	11,666.65	20,000.00	20,000.00	22,000.00
Dissemination	1,250.00	3,750.00	5,000.00	5,000.00	5,000.00
District Counsel	58.00	1,808.33	1,866.33	3,100.00	3,100.00
Assessment Administration	5,000.00	0.00	5,000.00	5,000.00	5,000.00
Reamortization Schedule	0.00	125.00	125.00	250.00	250.00
Audit Fees	0.00	4,100.00	4,100.00	4,100.00	4,100.00
Arbitrage	0.00	500.00	500.00	1,000.00	1,000.00
Legal Advertising	182.88	583.33	766.21	1,000.00	1,000.00
Office Misc (Phone / Postage / Travel)	288.20	204.17	492.37	350.00	350.00
Contingency (Repairs / Maintenance / Improvements / Misc)	4,350.00	12,400.00	16,750.00	16,750.00	16,750.00
Website Maintenance	440.00	2,080.00	2,520.00	2,520.00	2,520.00
Dues, Licenses & Fees	175.00	0.00	175.00	175.00	175.00
Electric	0.00	437.50	437.50	750.00	750.00
Maintenance of Trees/Wetlands	0.00	1,000.00	1,000.00	1,000.00	1,000.00
General Insurance	4,089.00	0.00	4,089.00	4,280.00	4,280.00
Lake Maintenance	6,630.00	9,282.00	15,912.00	16,000.00	16,000.00
Landscape Maintenance	3,911.82	5,833.33	9,745.15	10,000.00	10,000.00
Operation & Maintenance Expenditures	\$ 41,772.63	\$ 54,370.32	\$ 96,142.95	\$ 101,518.00	\$ 103,518.00

Units

381

Net Assessment	\$ 266.45	\$ 271.70
Gross Assessment	\$ 288.06	\$ 293.73

Cedar Pointe CDD
Proposed Debt Service Fund Budget
Series 2005A Special Assessment Bonds FY 2024
"Exhibit B"

	<u>Proposed FY 2024</u> <u>Budget</u>
<u>Revenues:</u>	
Special Assessments	\$496,247
Total Revenues	<u><u>\$496,247</u></u>
<u>Expenditures:</u>	
Series 2005A - Interest 11/1/23	\$95,675
Series 2005A - Interest 5/1/24	\$215,000
Series 2005A - Principal 5/1/24	\$95,675
Total Expenditures	<u><u>\$406,350</u></u>
Excess Revenues / (Expenditures)	<u><u>\$89,897</u></u>
11/1/24 Interest Series 2005A	\$89,897

Budget Item Description

Revenues:

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected through direct billing are referred to as “Off-Roll Assessments.”

Administrative Expenditures:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Public Officials’ Liability (POL) Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

District Management Fees

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

Dissemination Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

District Counsel

The District’s legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Re-amortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Office Miscellaneous

Other administrative expenses incurred throughout the year. Specifically, bank fees, checks, postage and printing.

Contingency

Other expenses incurred throughout the year.

Website Maintenance

Website maintenance fee.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Electric

Electricity to maintain district property.

Maintenance of Trees/Wetlands

Maintenance of trees and wetlands owned by District.

General Insurance

General liability insurance.

Lake Maintenance

Maintenance of lake owned by District.

Landscape Maintenance & Material

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorizations
Nos. 156 - 165

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 157

12/22/2022

Item No.	Payee	Invoice Number	General Fund FY 2023
1	Coastal Maintenance Holiday Lighting	4190	\$ 3,500.00
2	PFM Group Consulting Dissemination Fee S2005A: 10/01/22-12/31/22	123222	\$ 1,250.00

TOTAL	\$ 4,750.00
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Vivian Carvalho

Secretary/Assistant Secretary

Kelley White

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 158

1/5/2023

Item No.	Payee	Invoice Number	General Fund FY 2023
1	Charles Aquatics, Inc. Lake Maintenance: January 2023	47004	\$ 1,326.00
2	PFM Group Consulting District Management Fee: January 2023	DM-01-2023-09	\$ 1,666.67
3	VGlobalTech Monthly Website Fee: October 2022	4380	\$ 110.00
	Monthly Website Fee: November 2022	4463	\$ 110.00
	Monthly Website Fee: December 2022	4586	\$ 110.00
TOTAL			\$ 3,322.67

Venessa Ripoll

Secretary/Assistant Secretary

Keely White

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 159
1/12/2023

Item No.	Payee	Invoice Number	General Fund FY 2023
1	Jacksonville Daily Record Legal Advertising on 01/12/2023	23-00137D	\$ 113.38
TOTAL			\$ 113.38

Venessa Ripoll
Secretary/Assistant Secretary

Kenny White
Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 160

1/19/2023

Item No.	Payee	Invoice Number	General Fund FY 2023
1	Coastal Maintenance Bus Stop Area Paver Repairs	3999	\$ 850.00

TOTAL	\$ 850.00
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Vivian Carvalho

Secretary/Assistant Secretary

Kelly White

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 161

1/26/2023

Item No.	Payee	Invoice Number	General Fund FY 2023
1	Supervisor Fees: Meeting 01/19/2023 Susan Calvo	--	\$ 200.00

TOTAL	\$ 200.00
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Vivian Carvalho

Secretary/Assistant Secretary

Kelly White

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 162

2/2/2023

Item No.	Payee	Invoice Number	General Fund FY 2023
1	Charles Aquatics, Inc. Lake Maintenance: February 2023	47237	\$ 1,326.00
2	VGlobalTech Monthly Website Fee: January 2023	4684	\$ 110.00
3	Yellowstone Landscape Landscape Maintenance: January 2023	JAX 470057 B	\$ 764.85
	Landscape Maintenance: February 2023	JAX 481740 B	\$ 1,052.96

TOTAL

\$ 3,253.81

\$ 1,436.00

Venessa Ripoll

Secretary/Assistant Secretary

Kenny White

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 163

2/9/2023

Item No.	Payee	Invoice Number	General Fund FY 2023
1	PFM Group Consulting District Management Fee: February 2023	DM-02-2023-09	\$ 1,666.67

TOTAL	\$ 1,666.67
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Venessa Ripoll
Secretary/Assistant Secretary

Kelly White
Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 164

3/3/2023

Item No.	Payee	Invoice Number	General Fund FY 2023
1	Charles Aquatics, Inc. Lake Maintenance: March 2023	47454	\$ 1,326.00
2	Kutak Rock District Counsel Through 01/31/23	3183191	\$ 1,000.68
3	PFM Group Consulting Postage: January 2023	OE-EXP-02-2023-08	\$ 3.09
TOTAL			\$ 2,329.77

Vivian Carvalho

Secretary/Assistant Secretary

Kelly White

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 165

3/16/2023

Item No.	Payee	Invoice Number	General Fund FY 2023
1	PFM Group Consulting District Management Fee: March 2023	DM-03-2023-09	\$ 1,666.67

TOTAL	\$ 1,666.67
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Venessa Ripoll

Secretary/Assistant Secretary

Kenny White

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements

Cedar Pointe CDD
Statement of Financial Position
As of 2/28/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$80,155.33				\$80,155.33
State Board of Administration	8,622.30				8,622.30
Assessments Receivable	19,550.80				19,550.80
Assessments Receivable		\$146,156.65			146,156.65
Due From Other Funds		1,099.40			1,099.40
Debt Service Reserve 2005A		254,349.97			254,349.97
Revenue 2005A		326,012.10			326,012.10
Prepayment 2005A		12,051.70			12,051.70
Acquisition/Construction 2005A			\$2,388.07		2,388.07
Deferred Cost 2005A			113,565.77		113,565.77
Total Current Assets	<u>\$108,328.43</u>	<u>\$739,669.82</u>	<u>\$115,953.84</u>	<u>\$0.00</u>	<u>\$963,952.09</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$592,413.77	\$592,413.77
Amount To Be Provided				3,182,586.23	3,182,586.23
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,775,000.00</u>	<u>\$3,775,000.00</u>
Total Assets	<u><u>\$108,328.43</u></u>	<u><u>\$739,669.82</u></u>	<u><u>\$115,953.84</u></u>	<u><u>\$3,775,000.00</u></u>	<u><u>\$4,738,952.09</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$11,157.40				\$11,157.40
Deferred Revenue	19,550.80				19,550.80
Deferred Revenue		\$146,156.65			146,156.65
Total Current Liabilities	<u>\$30,708.20</u>	<u>\$146,156.65</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$176,864.85</u>

Cedar Pointe CDD
Statement of Financial Position
As of 2/28/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$3,775,000.00	\$3,775,000.00
Total Long Term Liabilities		\$0.00	\$0.00	\$3,775,000.00	\$3,775,000.00
Total Liabilities	\$30,708.20	\$146,156.65	\$0.00	\$3,775,000.00	\$3,951,864.85
<u>Net Assets</u>					
Net Assets, Unrestricted	\$254,295.36				\$254,295.36
Net Assets - General Government	(217,235.14)				(217,235.14)
Current Year Net Assets - General Government	40,560.01				40,560.01
Net Assets, Unrestricted		\$437,707.61			437,707.61
Current Year Net Assets, Unrestricted		155,805.56			155,805.56
Net Assets, Unrestricted			\$112,345.02		112,345.02
Current Year Net Assets, Unrestricted			3,608.82		3,608.82
Total Net Assets	\$77,620.23	\$593,513.17	\$115,953.84	\$0.00	\$787,087.24
Total Liabilities and Net Assets	\$108,328.43	\$739,669.82	\$115,953.84	\$3,775,000.00	\$4,738,952.09

Cedar Pointe CDD
Statement of Activities
As of 2/28/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$64,249.45				\$64,249.45
Off-Roll Assessments	17,719.30				17,719.30
Other Income & Other Financing Sources	218.00				218.00
On-Roll Assessments		\$256,777.73			256,777.73
Other Assessments		9,716.59			9,716.59
Inter-Fund Group Transfers In		(2,086.71)			(2,086.71)
Inter-Fund Transfers In			\$2,086.71		2,086.71
Total Revenues	<u>\$82,186.75</u>	<u>\$264,407.61</u>	<u>\$2,086.71</u>	<u>\$0.00</u>	<u>\$348,681.07</u>
<u>Expenses</u>					
Supervisor Fees	\$200.00				\$200.00
Public Official Insurance	3,147.00				3,147.00
Trustee Services	3,717.38				3,717.38
District Management	8,333.35				8,333.35
Dissemination Agent	1,250.00				1,250.00
District Counsel	58.00				58.00
Assessment Administration	5,000.00				5,000.00
Legal Advertising	182.88				182.88
Miscellaneous	281.00				281.00
Contingency	4,350.00				4,350.00
Web Site Maintenance	440.00				440.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	4,089.00				4,089.00
Lake Maintenance	6,630.00				6,630.00
Landscaping Maintenance & Material	3,911.82				3,911.82
Miscellaneous	7.20				7.20
Principal Payment		\$10,000.00			10,000.00
Interest Payments		101,721.88			101,721.88
Total Expenses	<u>\$41,772.63</u>	<u>\$111,721.88</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$153,494.51</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$145.89				\$145.89
Interest Income		\$3,119.83			3,119.83
Interest Income			\$1,522.11		1,522.11
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$145.89</u>	<u>\$3,119.83</u>	<u>\$1,522.11</u>	<u>\$0.00</u>	<u>\$4,787.83</u>
Change In Net Assets	\$40,560.01	\$155,805.56	\$3,608.82	\$0.00	\$199,974.39
Net Assets At Beginning Of Year	<u>\$37,060.22</u>	<u>\$437,707.61</u>	<u>\$112,345.02</u>	<u>\$0.00</u>	<u>\$587,112.85</u>
Net Assets At End Of Year	<u><u>\$77,620.23</u></u>	<u><u>\$593,513.17</u></u>	<u><u>\$115,953.84</u></u>	<u><u>\$0.00</u></u>	<u><u>\$787,087.24</u></u>

Cedar Pointe Community Development District
 Budget to Actual
 For the Month Ending 2/28/2023

	Actual	Year To Date Budget	Variance	Adopted FY 2023 Budget
<u>Revenues</u>				
Assessments	\$ 81,968.75	\$ 42,299.17	\$ 39,669.58	\$ 101,518.00
Other Income & Other Financing Sources	218.00	-	218.00	-
Net Revenues	\$ 82,186.75	\$ 42,299.17	\$ 39,887.58	\$ 101,518.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 200.00	\$ 1,333.33	\$ (1,133.33)	\$ 3,200.00
District Counsel	58.00	1,291.67	(1,233.67)	3,100.00
Audit Fees	-	1,708.33	(1,708.33)	4,100.00
Arbitrage	-	416.67	(416.67)	1,000.00
Assessment Administration	5,000.00	2,083.33	2,916.67	5,000.00
Dissemination	1,250.00	2,083.33	(833.33)	5,000.00
Trustee	3,717.38	1,562.50	2,154.88	3,750.00
District Management Fees	8,333.35	8,333.33	0.02	20,000.00
Reamortization Schedule	-	104.17	(104.17)	250.00
General Insurance	4,089.00	1,783.33	2,305.67	4,280.00
Public Official Insurance	3,147.00	1,372.08	1,774.92	3,293.00
Legal Advertising	182.88	416.67	(233.79)	1,000.00
Website Maintenance	440.00	1,050.00	(610.00)	2,520.00
Dues, Licenses & Fees	175.00	72.92	102.08	175.00
Landscape Maintenance	3,911.82	4,166.67	(254.85)	10,000.00
Lake Maintenance	6,630.00	6,666.67	(36.67)	16,000.00
Maintenance of Trees/Wetlands	-	416.67	(416.67)	1,000.00
Electric	-	312.50	(312.50)	750.00
Office Misc (Phone / Postage / Travel)	288.20	145.83	142.37	350.00
Contingency (Repairs / Maintenance / Improvements / Misc)	4,350.00	6,979.17	(2,629.17)	16,750.00
Total General & Administrative Expenses	\$ 41,772.63	\$ 42,299.17	\$ (526.54)	\$ 101,518.00
Total Expenses	\$ 41,772.63	\$ 42,299.17	\$ (526.54)	\$ 101,518.00
Income (Loss) from Operations	\$ 40,414.12	\$ -	\$ 40,414.12	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ 145.89	\$ -	145.89	\$ -
Total Other Income (Expense)	\$ 145.89	\$ -	\$ 145.89	\$ -
Net Income (Loss)	\$ 40,560.01	\$ -	\$ 40,560.01	\$ -