

Cedar Pointe Community Development District

3501 Quadrangle Blvd., Suite 270, 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 **Thursday, April 18, 2024, at 11:15 a.m. 14785 Old St. Augustine Road, Jacksonville, FL, 32258**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2536 634 0209 #

Join online: <https://pfmcdd.webex.com/join/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]*

General Business Matters

1. Consideration of Minutes of the October 19, 2023, Board of Supervisors Meeting
2. Consideration of Resolution 2024-01, Election of Officers
3. Consideration of Resolution 2024-02, Designating the Authorized Signatories for the District's Bank Account(s)
4. Consideration of Resolution 2024-03, General Election
5. Consideration of Resolution 2024-04, Approving a Preliminary Budget for Fiscal Year 2025 and Setting a Public Hearing Date *[suggested date of July 11, 2024]*
6. Ratification of Payment Authorizations 192 – 201
7. Review of District Financial Statements

Other Business

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

Adjournment



**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Minutes of the October 19, 2023
Board of Supervisors Meeting

MINUTES OF MEETING

**CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES**

**Thursday, October 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
Robin Brown	Assistant Secretary
Andy Hagan	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager-PFM Group Consulting LLC	
Jorge Jimenez	PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel-Kutak Rock LLP	(via phone)
Mike Veazey	ICI Homes	

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll

The meeting was called to order at 11:17 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 public comments.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of the Minutes of
the July 20, 2023, Board of
Supervisors Meeting**

Ms. Carvalho noted that Mr. Andy Hagan joined the meeting at 11:18 a.m. The Board reviewed the minutes.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved the Minutes of the July 20, 2023, Board of Supervisors' Meeting.

Consideration of FY 2023 Audit Engagement Letter

Ms. Carvalho presented the Audit Engagement Letter to the Board.

ON MOTION by Ms. White, seconded by Ms. Brown, with all in favor, the Board approved the FY 2023 Audit Engagement Letter.

Ratification of FY 2024 DM Fee Agreement

Ms. Carvalho noted that the increase has been accounted for in the budget.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board ratified the FY 2024 DM Fee Agreement.

Ratification of Payment Authorization Nos. 175 – 183

Ms. Carvalho noted that these have already been approved.

On MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board ratified Payment Authorization Nos. 175 – 183.

Review of District Financial Statements

The Board reviewed the District Financial Statements as of September 30, 2023.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – Not present.

District Manager – Ms. Carvalho stated that the Board should have received the new FY 2024 schedule. The next meeting is scheduled for January 18, 2024, at 11:15 a.m.

Audience Comments and Supervisors Requests

Ms. Buchanan asked Ms. Glasgow to compile a list of what the contractual obligations of each District are for when homeowners take over the seats on the Board.

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 Ms. Brown, with all in favor, the Thursday, October 19, 2023, Board of Supervisors' Meeting of the Cedar Pointe Community Development District was adjourned at 11:26 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-01,
Election of Officers

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-02,
Designating the Authorized Signatories for the
District's Bank Account(s)

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO DESIGNATE THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR 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, and located in Duval County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") has previously established a checking account on behalf of the District; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the funds of the District shall be disbursed by warrant or check signed by the Treasurer and by such other person as may be authorized by the Board; and

WHEREAS, the Board has, pursuant to Resolution 2024-01, elected a Chair, Secretary, Treasurer and Assistant Treasurer(s) for the District; and

WHEREAS, the District Board desires to authorize signatories for the operating bank accounts(s).

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

1. The Chair, Secretary, Treasurer and Assistant Treasurer(s) are hereby designated as authorized signatories for the operating bank account(s) of the District.
2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 18th day of April 2024.

ATTEST:

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-03,
General Election

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES, AND INSTRUCTING THE DUVAL COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION

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, being situated entirely within Duval County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Duval County Supervisor of Elections to conduct the District’s General Elections.

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

Section 1. The Board is currently comprised of the following individuals: Andy Hagan, James Stowers, Susan Calvo, Kelly White, Robin Brown

Section 2. The term of office for each member of the Board is as follows:

<u>Seat</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
Seat 1	Andy Hagan	11/2024
Seat 2	James Stowers	11/2024
Seat 3	Susan Calvo	11/2026
Seat 4	Kelly White	11/2026
Seat 5	Robin Brown	11/2026

Section 3. Seat 1, currently held by Andy Hagan, and Seat 2, currently held by James Stowers, are scheduled for the General Election in November 2024.

Section 4. Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

Section 5. The term of office for the individuals to be elected to the Board in the November 2024 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor of Elections to conduct the District’s General Elections on the ballot of the 2024 General Election. The District

understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

PASSED AND ADOPTED THIS _____ DAY OF APRIL 2024.

ATTEST:

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-04,
Approving a Preliminary Budget for Fiscal Year
20205 and Setting a Public Hearing Date
[suggested date of July 11, 2024]

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 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, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); 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 2024/2025 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: _____

HOUR: _____

LOCATION: _____

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 18TH DAY OF APRIL 2024.

ATTEST:

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A
Fiscal Year 2024/2025 Proposed Budget

Cedar Pointe Community Development District
Proposed Fiscal Year 2025 Annual Operations & Maintenance Budget

	Actual Through 02/29/24	Anticipated March - Sept.	Anticipated FY 2024 Total	FY 2024 Adopted Budget	FY 2025 Proposed Budget
Revenues					
Maintenance Assessments	\$ 82,485.01	\$ 19,032.99	\$ 101,518.00	\$ 101,518.00	\$ 140,969.00
Interest Income	209.06	0.00	209.06	0.00	0.00
Other Income & Other Financing Sources	0.00	0.00	0.00	0.00	0.00
Carry Forward Surplus	0.00	0.00	0.00	30,005.00	0.00
Net Revenues	\$ 82,694.07	\$ 19,032.99	\$ 101,727.06	\$ 131,523.00	\$ 140,969.00
Expenditures					
Supervisor Fees	\$ 200.00	\$ 600.00	\$ 800.00	\$ 3,200.00	\$ 3,200.00
Public Official Insurance	3,272.00	0.00	3,272.00	3,462.00	3,599.00
Trustee Services	3,717.38	0.00	3,717.38	3,750.00	3,750.00
District Management Fees	9,166.65	12,833.35	22,000.00	22,000.00	22,000.00
Disclosure	1,250.00	3,750.00	5,000.00	5,000.00	5,000.00
District Counsel	174.50	1,808.33	1,982.83	3,100.00	3,100.00
Assessment Administration	5,000.00	0.00	5,000.00	5,000.00	5,000.00
Re-amortization 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)	0.00	204.17	204.17	350.00	350.00
Contingency (Repairs / Maintenance / Improvements / Misc)	0.00	0.00	0.00	16,363.00	17,992.00
Web Site Maintenance	740.00	1,780.00	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	0.00	0.00	750.00	750.00
Reclaimed Water	0.00	0.00	0.00	8,400.00	8,400.00
Maintenance of Trees/Wetlands	0.00	1,000.00	1,000.00	1,000.00	1,000.00
General Insurance	4,253.00	0.00	4,253.00	4,498.00	4,678.00
Lake Maintenance	10,755.00	12,957.00	23,712.00	22,525.00	22,525.00
Landscape Maintenance	5,869.23	7,831.00	13,700.23	23,080.00	23,080.00
Field Management	0.00	0.00	0.00	0.00	7,500.00
Operation & Maintenance Expenditures	\$ 44,755.64	\$ 48,072.18	\$ 92,827.82	\$ 131,523.00	\$ 140,969.00

Units 381

Net Assessment	\$ 266.45	\$ 370.00
Gross Assessment	\$ 288.06	\$ 400.00

Cedar Pointe CDD
Proposed Debt Service Fund Budget
Series 2005A Special Assessment Bonds FY 2025

	<u>Proposed FY 2025</u> <u>Budget</u>
<u>Revenues:</u>	
Special Assessments	\$492,300
Total Revenues	<u><u>\$492,300</u></u>
<u>Expenditures:</u>	
Series 2005A - Interest 11/1/24	\$89,494
Series 2005A - Interest 5/1/25	\$230,000
Series 2005A - Principal 5/1/25	\$89,494
Total Expenditures	<u><u>\$408,988</u></u>
<hr/> <hr/>	
Excess Revenues / (Expenditures)	<u><u>\$83,313</u></u>
11/1/25 Interest Series 2005A	\$83,313

Cedar Pointe CDD

Fiscal Year 2025

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.”

Carryforward Surplus

Unused income from a prior year which is available as cash for the current year.

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’ 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.

Disclosure Agent

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

Cedar Pointe CDD

Fiscal Year 2025

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 Fees

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

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 Misc (Phone/Postage/Travel)

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

Contingency

Other expenses incurred throughout the year.

Web Site 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.

Cedar Pointe CDD

Fiscal Year 2025

Reclaimed Water

Water used for irrigation

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

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

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorizations 192 – 201

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 192
12/8/2023

Item No.	Payee	Invoice Number	General Fund FY 2024
1	PFM Group Consulting Disclosure Fee S2005A: 10/01/23-12/31/23 District Management Fee: December 2023	128216 DM-12-2023-10	\$ 1,250.00 \$ 1,833.33
2	Yellowstone Landscape Landscape Maintenance: December 2023	JAX 630749	\$ 833.08
TOTAL			\$ 3,916.41

Venessa Ripoll

Keey White
Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 193
12/21/2023

Item No.	Payee	Invoice Number	General Fund FY 2024
1	VGlobalTech Monthly Website Fee: December 2023	5723	\$ 110.00
TOTAL			\$ 110.00

Venessa Ripoll
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 194
1/8/2024

Item No.	Payee	Invoice Number	General Fund FY 2024
1	Charles Aquatics Lake Maintenance: January 2024	49776	\$ 1,851.00
TOTAL			\$ 1,851.00

Venessa Ripoll

Secretary / Assistant Secretary

Kelley White

Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 195

1/12/2024

Item No.	Payee	Invoice Number	General Fund FY 2024
1	PFM Group Consulting District Management Fee: January 2024	DM-01-2024-10	\$ 1,833.33
TOTAL			\$ 1,833.33

Vivian Carvalho

Secretary / Assistant Secretary

Kelly White

Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 196

1/19/2024

Item No.	Payee	Invoice Number	General Fund FY 2024
1	Jacksonville Daily Record Legal Advertising on 01/11/2024	24-00138D	\$ 96.50
2	VGlobalTech Quarter 4 ADA Audit	5705	\$ 300.00
	Monthly Website Fee: January 2024	5812	\$ 110.00
3	Yellowstone Landscape Landscape Maintenance: January 2024	JAX 646428	\$ 833.07
	Ginger Frost Covering	JAX 647110	\$ 552.85
TOTAL			\$ 1,892.42

Vivian Carvalho

Secretary / Assistant Secretary

Kerry White

Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 197
2/2/2024

Item No.	Payee	Invoice Number	General Fund FY 2024
1	Charles Aquatics Lake Maintenance: February 2024	50010	\$ 1,851.00
TOTAL			\$ 1,851.00

Vivian Carvalho

Secretary / Assistant Secretary

Kenny White

Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 198

2/9/2024

Item No.	Payee	Invoice Number	General Fund FY 2024
1	Yellowstone Landscape Landscape Maintenance: February 2024	JAX 657934	\$ 833.07
TOTAL			\$ 833.07

Vivian Carvalho

Secretary / Assistant Secretary

Keely White

Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 199
2/16/2024

Item No.	Payee	Invoice Number	General Fund FY 2024
1	PFM Group Consulting District Management Fee: February 2024	DM-02-2024-10	\$ 1,833.33
TOTAL			\$ 1,833.33

Venessa Ripoll
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 200
3/1/2024

Item No.	Payee	Invoice Number	General Fund FY 2024
1	Charles Aquatics Lake Maintenance: March 2024	50227	\$ 1,851.00
2	Kutak Rock District Counsel Through 01/31/24	3355862	\$ 125.00
3	PFM Group Consulting District Management Fee: March 2024	DM-03-2024-10	\$ 1,833.33
4	VGlobalTech Monthly Website Fee: February 2024 Monthly Website Fee: March 2024	5893 5979	\$ 110.00 \$ 110.00
TOTAL			\$ 4,029.33

Venessa Ripoll
Secretary / Assistant Secretary

Kelly White
Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 201
3/15/2024

Item No.	Payee	Invoice Number	General Fund FY 2024
1	Yellowstone Landscape		
	Landscape Maintenance: March 2024	JAX 670400	\$ 833.07
	Irrigation Inspection Repairs: February 2024	JAX 670605	\$ 1,803.00
TOTAL			\$ 2,636.07

Venessa Ripoll
Secretary / Assistant Secretary

Kerry White
Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements

Cedar Pointe CDD
Statement of Financial Position
As of 2/29/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$81,898.61				\$81,898.61
State Board of Administration	9,102.26				9,102.26
Assessments Receivable	18,757.81				18,757.81
Assessments Receivable		\$140,815.76			140,815.76
Due From Other Funds		219,320.05			219,320.05
Debt Service Reserve 2005A		254,437.63			254,437.63
Revenue 2005A		117,905.35			117,905.35
Prepayment 2005A		2,051.70			2,051.70
Acquisition/Construction 2005A			\$2,519.14		2,519.14
Deferred Cost 2005A			131,145.26		131,145.26
Total Current Assets	<u>\$109,758.68</u>	<u>\$734,530.49</u>	<u>\$133,664.40</u>	<u>\$0.00</u>	<u>\$977,953.57</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$374,394.68	\$374,394.68
Amount To Be Provided				3,185,605.32	3,185,605.32
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,560,000.00</u>	<u>\$3,560,000.00</u>
Total Assets	<u><u>\$109,758.68</u></u>	<u><u>\$734,530.49</u></u>	<u><u>\$133,664.40</u></u>	<u><u>\$3,560,000.00</u></u>	<u><u>\$4,537,953.57</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$3,764.90				\$3,764.90
Deferred Revenue	18,757.81				18,757.81
Deferred Revenue		\$140,815.76			140,815.76
Total Current Liabilities	<u>\$22,522.71</u>	<u>\$140,815.76</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$163,338.47</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$3,560,000.00	\$3,560,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,560,000.00</u>	<u>\$3,560,000.00</u>
Total Liabilities	<u><u>\$22,522.71</u></u>	<u><u>\$140,815.76</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,560,000.00</u></u>	<u><u>\$3,723,338.47</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$254,295.36				\$254,295.36
Net Assets - General Government	(205,273.81)				(205,273.81)
Current Year Net Assets - General Government	38,214.42				38,214.42
Net Assets, Unrestricted		\$374,414.28			374,414.28
Current Year Net Assets, Unrestricted		219,300.45			219,300.45
Net Assets, Unrestricted			\$125,542.69		125,542.69
Current Year Net Assets, Unrestricted			8,121.71		8,121.71
Total Net Assets	<u><u>\$87,235.97</u></u>	<u><u>\$593,714.73</u></u>	<u><u>\$133,664.40</u></u>	<u><u>\$0.00</u></u>	<u><u>\$814,615.10</u></u>
Total Liabilities and Net Assets	<u><u>\$109,758.68</u></u>	<u><u>\$734,530.49</u></u>	<u><u>\$133,664.40</u></u>	<u><u>\$3,560,000.00</u></u>	<u><u>\$4,537,953.57</u></u>

Cedar Pointe CDD
Statement of Activities (YTD)
As of 2/29/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$65,042.08				\$65,042.08
Off-Roll Assessments	17,718.92				17,718.92
On-Roll Assessments		\$258,884.36			258,884.36
Off-Roll Assessments		55,534.77			55,534.77
Inter-Fund Group Transfers In		(5,658.96)			(5,658.96)
Inter-Fund Transfers In			\$5,658.96		5,658.96
Total Revenues	<u>\$82,761.00</u>	<u>\$308,760.17</u>	<u>\$5,658.96</u>	<u>\$0.00</u>	<u>\$397,180.13</u>
<u>Expenses</u>					
Supervisor Fees	\$200.00				\$200.00
Public Official Insurance	3,272.00				3,272.00
Trustee Services	3,717.38				3,717.38
District Management	9,166.65				9,166.65
Disclosure Agent	1,250.00				1,250.00
District Counsel	174.50				174.50
Assessment Administration	5,000.00				5,000.00
Legal Advertising	182.88				182.88
Web Site Maintenance	740.00				740.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	4,253.00				4,253.00
Lake Maintenance	10,755.00				10,755.00
Landscaping Maintenance & Material	5,869.23				5,869.23
Interest Payments		\$95,675.00			95,675.00
Total Expenses	<u>\$44,755.64</u>	<u>\$95,675.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$140,430.64</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$209.06				\$209.06
Interest Income		\$6,215.28			6,215.28
Interest Income			\$2,462.75		2,462.75
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$209.06</u>	<u>\$6,215.28</u>	<u>\$2,462.75</u>	<u>\$0.00</u>	<u>\$8,887.09</u>
Change In Net Assets	\$38,214.42	\$219,300.45	\$8,121.71	\$0.00	\$265,636.58
Net Assets At Beginning Of Year	<u>\$49,021.55</u>	<u>\$374,414.28</u>	<u>\$125,542.69</u>	<u>\$0.00</u>	<u>\$548,978.52</u>
Net Assets At End Of Year	<u><u>\$87,235.97</u></u>	<u><u>\$593,714.73</u></u>	<u><u>\$133,664.40</u></u>	<u><u>\$0.00</u></u>	<u><u>\$814,615.10</u></u>

Cedar Pointe Community Development District
 Budget to Actual
 For the Month Ending 2/29/24

	Actual	Year To Date Budget	Variance	Adopted FY 2024 Budget
<u>Revenues</u>				
Assessments	\$ 82,761.00	\$ 42,299.17	\$ 40,461.83	\$ 101,518.00
Carry Forward Surplus	-	12,502.08	(12,502.08)	30,005.00
Net Revenues	\$ 82,761.00	\$ 54,801.25	\$ 27,959.75	\$ 131,523.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ 200.00	\$ 1,333.33	\$ (1,133.33)	\$ 3,200.00
Public Official Insurance	3,272.00	1,442.50	1,829.50	3,462.00
Trustee	3,717.38	1,562.50	2,154.88	3,750.00
District Management Fees	9,166.65	9,166.67	(0.02)	22,000.00
Disclosure Agent	1,250.00	2,083.33	(833.33)	5,000.00
District Counsel	174.50	1,291.67	(1,117.17)	3,100.00
Assessment Administration	5,000.00	2,083.33	2,916.67	5,000.00
Reamortization Schedule	-	104.17	(104.17)	250.00
Audit Fees	-	1,708.33	(1,708.33)	4,100.00
Arbitrage	-	416.67	(416.67)	1,000.00
Legal Advertising	182.88	416.67	(233.79)	1,000.00
Office Misc (Phone / Postage / Travel)	-	145.83	(145.83)	350.00
Contingency (Repairs / Maintenance / Improvements / Misc)	-	6,817.92	(6,817.92)	16,363.00
Web Site Maintenance	740.00	1,050.00	(310.00)	2,520.00
Dues, Licenses & Fees	175.00	72.92	102.08	175.00
Electric	-	312.50	(312.50)	750.00
Reclaimed Water	-	3,500.00	(3,500.00)	8,400.00
Maintenance of Trees/Wetlands	-	416.67	(416.67)	1,000.00
General Insurance	4,253.00	1,874.17	2,378.83	4,498.00
Lake Maintenance	10,755.00	9,385.42	1,369.58	22,525.00
Landscape Maintenance	5,869.23	9,616.67	(3,747.44)	23,080.00
Total General & Administrative Expenses	\$ 44,755.64	\$ 54,801.25	\$ (10,045.61)	\$ 131,523.00
Total Expenses	\$ 44,755.64	\$ 54,801.25	\$ (10,045.61)	\$ 131,523.00
Income (Loss) from Operations	\$ 38,005.36	\$ -	\$ 38,005.36	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ 209.06	\$ -	209.06	\$ -
Total Other Income (Expense)	\$ 209.06	\$ -	\$ 209.06	\$ -
Net Income (Loss)	\$ 38,214.42	\$ -	\$ 38,214.42	\$ -