

Cedar Pointe Community Development District

3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817- 407-723-5900- FAX 407-723-5901

www.cedarpointecdd.com

The rescheduled meeting of the Board of Supervisors of **Cedar Pointe Community Development District** will be held on **Thursday, July 10, 2025, at 11:15 a.m. 14775 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:
 - a) April 17, 2024, Board of Supervisors Meeting
 - b) April 17, 2024, Auditor Committee Meeting
2. Letter from Supervisor of Elections – Duval County
3. Review & Acceptance of Fiscal Year 2024 Audit Report
4. Review & Acceptance of Series 2005A Arbitrage Rebate Report
5. Public Hearing on the Adoption of the District's Annual Budget
 - a) Public Comments and Testimony
 - b) Board Comments
 - c) Consideration of **Resolution 2025-04, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds**
6. Consideration of **Resolution 2025-05, Levying O&M Assessments and Certifying an Assessment Roll**
7. Consideration of **Resolution 2025-06, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026**
8. Discussion Pertaining to Auditor Selection
9. Ratification of Arbitrage Rebate Engagement Letter
10. Ratification of Payment Authorizations 237 — 244
11. Review of District Financial Statements

Other Business

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

Adjournment



Cedar Pointe Community Development District

Consideration of Minutes of the:

- a) April 17, 2024, Board of Supervisors Meeting
- b) April 17, 2024, Auditor Committee Meeting

MINUTES OF MEETING

CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

**Thursday, April 17, 2025, 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:

Susan Calvo	Chairperson	
Thomas Schoonover	Vice Chairperson	(via phone)
Malcolm Hogan	Assistant Secretary	
Kelly White	Assistant Secretary	
Robin Brown	Assistant Secretary	(via phone)

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Kwame Jackson	ADM - PFM Group Consulting LLC	(via phone)
Amy Champagne	District Accountant - PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	
Mike Veazey	ICI Homes Representative	
Neal Brockmeier	District Engineer – Prosser	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The meeting was called to order at 11:17 a.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

Public Comment Period

There were no public comments.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Resolution 2025-02, Election of Officers

Ms. Carvalho noted this resolution is to add Mr. Jackson as an Assistant Secretary for the District.

ON MOTION by Ms. Calvo, seconded by Mr. Hogan, with all in favor, the Board approved Resolution 2025-02, Election of Officers with the slate of officers remaining the same and Kwame Jackson added as Assistant Secretary.

Consideration of Minutes of the January 16, 2025, Board of Supervisors Meeting

The Board reviewed the minutes.

ON MOTION by Ms. Brown, seconded by Ms. Calvo, with all in favor, the Board approved the Minutes of the January 16, 2025, Board of Supervisors Meeting.

Appointment of Auditor Selection Committee

Ms. Carvalho gave an overview of the Auditor Selection Committee which is usually comprised of the Board members.

ON MOTION by Ms. Calvo, seconded by Mr. Hogan, with all in favor, the Board approved the appointment of the Board as the Auditor Selection Committee.

Consideration of VGlobalTech Website Maintenance Proposed Fee Increase

Ms. Carvalho stated there is a slight increase for VGlobalTech website maintenance. The current price is \$110 per month, and the increase puts the monthly fee at \$125.00.

ON MOTION by Ms. Calvo, seconded by Mr. Hogan, with all in favor, the Board approved the VGlobalTech Website Maintenance Proposed Fee Increase.

**Consideration of PFM Group Consulting
LLC District Management Proposed Fee
Increase**

Ms. Carvalho stated that the increase has previously been discussed with the Chair, and the increase is factored into the proposed budget.

ON MOTION by Ms. Calvo, seconded by Mr. Hogan, with all in favor, the Board approved the PFM Group Consulting LLC District Management Proposed Fee Increase.

**Consideration of Resolution 2025-03,
Approving a Preliminary Budget for
Fiscal Year 2025/2026 and Setting a
Public Hearing Date**

Ms. Carvalho noted the recommended date for the Public Hearing as July 10, 2025, at 11:15 a.m., at the same location.

Ms. White gave an overview of the budget process and the upcoming expenses. She noted some of the upcoming expenses: replacing the silo roof which will cost approximately \$15,000, oak trimming which will cost approximately \$4,000, grinding of sidewalks, and repairing landscaping. Currently, everything could be done except the entirety of the oak trimming. If the budget is increased, a notice will have to go out to residents for increased assessments. Ms. White also gave an overview of the budget surplus and assessment timing, and noted there will be about 25% of the budget left this year. The recommended budget is still within the amount that was previously noticed and would put assessments at \$400 per unit.

There was a brief discussion regarding oak trimming. It was noted this could probably be held off until next spring. There is one tree that overhangs over the silo that could be trimmed.

There was also brief discussion regarding the assessments.

ON MOTION by Ms. Calvo, seconded by Mr. Hogan, with all in favor, the Board approved Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2025/2026 in the amount of \$140,599.70 and Setting a Public Hearing Date for July 10, 2025.

Consideration of Engineers Certificate of Completion 2005A Project

Mr. Brockmeier gave an overview. He noted this is for completion of the project improvements in the Cedar Pointe District for Phase 4. This certifies that the work associated with the plans and the 2005A Bonds have been completed in conformance with the approved construction plan.

ON MOTION by Ms. Brown, seconded by Ms. Calvo, with all in favor, the Board approved the Engineers Certificate of Completion for 2005A Project.

Ratification of Payment Authorizations 231 — 236

Ms. Carvalho stated these are all related to the O&M budget General Fund expenses. These have previously been approved by the Chair and are solely for ratification.

ON MOTION by Ms. Calvo, seconded by Mr. Hogan, with all in favor, the Board ratified Payment Authorizations 231-236.

Review of District Financial Statements

The Board reviewed the District Financial Statements. Ms. Carvalho stated the financials are as of February 28, 2025.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Buchanan stated that the Capital Conversations continue. There are no other updates at this time.

District Engineer – No report.

District Manager – Ms. Carvalho reminded the Board of the ASC meeting, as well as the upcoming Public Hearing. Notices will be sent out for the July 10, 2025, meeting.

Audience Comments and Supervisors Requests

Mr. Schoonover requested an update on the transfer of the stormwater conveyance.

Mr. Veazey gave an update and noted that everything has been transferred to the CDD.

There was a brief discussion regarding the conveyance, and it was noted that unless in compliance, it would not be accepted for transfer.

Mr. Brockmeier can follow up. He gave an overview of the process and noted that the permits for the project were obtained throughout the completion of the development.

Mr. Schoonover clarified that he would like to know how the permits are monitored and operated on a day-to-day basis as he feels these are not in compliance.

There was a brief discussion regarding the compliance issue.

Mr. Schoonover noted there is erosion happening and soil issues that are not being addressed.

Mr. Veazey will follow up.

FOURTH ORDER OF BUSINESS

Adjournment

There were no additional items to come before the Board.

On MOTION by Ms. Calvo, seconded by Mr. Hogan, with all in favor, the Thursday, April 17, 2025, Board of Supervisors' Meeting of the Cedar Pointe Community Development District was adjourned at 11:44 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

MINUTES OF MEETING

**Cedar Pointe Community Development District
Auditor Selection Committee Meeting
14785 Old St. Augustine Road, Suite 3, Jacksonville, FL 32258
Thursday, April 17, 2025, at 11:15 a.m.**

Present and constituting a quorum:

Susan Calvo	Committee Member	
Thomas Schoonover	Committee Member	(via phone)
Malcolm Hogan	Committee Member	
Kelly White	Committee Member	
Robin Brown	Committee Member	(via phone)

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Kwame Jackson	ADM - PFM Group Consulting LLC	(via phone)
Amy Champagne	District Accountant - PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	
Mike Veazey	ICI Homes Representative	
Neal Brockmeier	District Engineer – Prosser	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order

This meeting was called to order at 11:45 a.m. and the roll call was initiated. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Audit Matters

Review and Approval of Audit Documents:

- **Audit RFP Notice**
- **Instructions to Proposers**
- **Evaluation Criteria with and Without Price**

Ms. Carvalho noted that the ASC meeting is to initiate the process of the auditor selection. She reviewed the documents before the Board. She stated that historically the Board has made the decision to rank the evaluation criteria with price.

On MOTION by Ms. Calvo, seconded by Mr. Hogan, with all in favor, the April 17, 2025, Auditor Selection Committee Meeting for the Cedar Pointe Community Development District approved the Evaluation Criteria with Price.

Ms. Carvalho stated the notice will run and RFP's will be due prior to the July 10th Board Meeting. This will be when the Board reviews the proposals.

THIRD ORDER OF BUSINESS

Adjournment

There were no other questions or comments.

On MOTION by Ms. Calvo, seconded by Mr. Hogan, with all in favor, the April 17, 2025, Auditor Selection Committee Meeting for the Cedar Pointe Community Development District was adjourned at 11:47 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Cedar Pointe Community Development District

Letter from the Supervisor of Elections
– Duval County



OFFICE OF THE SUPERVISOR OF ELECTIONS

JERRY HOLLAND
SUPERVISOR OF ELECTIONS
OFFICE (904) 255-8683
CELL (904) 318-6877

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

May 9, 2025

Vivian Carvalho
3501 Quadrangle Blvd
Orlando, Florida 32817

Dear Vivian,
The information you requested on April 11, 2025, appears below:

**Cedar Pointe Community Development District- 559 Registered Voters as of
4/15/2025**

If you have any questions or need additional assistance, please contact Aries Torres at
904-219-9302.

Sincerely,

Cierra Fackler
Director of Candidates and Records



Cedar Pointe Community Development District

Review & Acceptance of
Fiscal Year 2024 Audit Report

**Cedar Pointe
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

Cedar Pointe Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
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Fort Pierce, Florida 34950

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REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Cedar Pointe Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Cedar Pointe Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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; and for 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.



To the Board of Supervisors
Cedar Pointe Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Cedar Pointe Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 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 a report dated May 14, 2025 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 and contracts.

The purpose of that report is 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 Cedar Pointe Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 14, 2025

Cedar Pointe Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

Management's discussion and analysis of Cedar Pointe Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Cedar Pointe Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets exceeded total liabilities by \$1,914,133 (net position). Net investment in capital assets was \$1,596,463, restricted net position was \$265,391 and unrestricted net position was \$52,279.
- ◆ Governmental activities revenues totaled \$3,782,707 while governmental activities expenses totaled \$452,197.

**Cedar Pointe Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 114,830	\$ 115,198
Restricted assets	507,283	497,781
Capital assets	4,702,000	1,618,838
Total Assets	<u>5,324,113</u>	<u>2,231,817</u>
Current liabilities	309,980	303,194
Non-current liabilities	3,100,000	3,345,000
Total Liabilities	<u>3,409,980</u>	<u>3,648,194</u>
Net investment in capital assets	1,596,463	(1,685,567)
Net position - restricted	265,391	235,826
Net position - unrestricted	52,279	33,364
Net Position	<u>\$ 1,914,133</u>	<u>\$ (1,416,377)</u>

The increase in capital assets is related to the completion of the 2005A Project in the current year.

The decrease in non-current liabilities was related to the debt principal payment in the current year.

**Cedar Pointe Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 502,949	\$ 515,261
Capital contributions	3,250,222	-
General Revenues		
Investment earnings	29,536	20,787
Total Revenues	<u>3,782,707</u>	<u>536,048</u>
Expenses		
General government	52,199	55,728
Physical environment	218,799	133,894
Interest and other charges	186,199	198,136
Total Expenses	<u>452,497</u>	<u>387,758</u>
Change in Net Position	3,330,510	148,290
Net Position - Beginning of Year	<u>(1,416,377)</u>	<u>(1,564,667)</u>
Net Position - End of Year	<u>\$ 1,914,133</u>	<u>\$ (1,416,377)</u>

The decrease in charges for services is related to special assessment prepayments received in the prior year.

The increase in capital contributions is related to the completion of the 2005A Project in the current year.

The increase in physical environment is related to the increase in lake maintenance expenses and depreciation in the current year.

The decrease in interest and other charges is related to the reduction in bonds outstanding in the current year.

**Cedar Pointe Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

Description	Governmental Activities	
	2024	2023
Construction in progress	\$ -	\$ 825,638
Infrastructure	5,028,733	2,478,767
Improvements other than buildings	1,525,894	-
Accumulated depreciation	(1,852,627)	(1,685,567)
Total Capital Assets, net	<u>\$ 4,702,000</u>	<u>\$ 1,618,838</u>

Capital asset activity for the current year consisted of depreciation of \$167,060 and additions to infrastructure, \$2,549,966, and improvements other than buildings, \$1,525,894.

General Fund Budgetary Highlights

Actual expenditures were less than budgeted expenditures primarily due to lower contingency, reclaimed water, and landscaping maintenance expenditures than were anticipated.

The September 30, 2024 budget was not amended.

Debt Management

In May 2005, the District issued \$6,090,000 Series 2005A Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Series 2005A Project. The balance outstanding on the Series 2005A Bonds at September 30, 2024 was \$3,330,000.

Economic Factors and Next Year's Budget

Cedar Pointe Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Cedar Pointe Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Cedar Pointe Community Development District, PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

Cedar Pointe Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 40,456
Investments	9,399
Assessments receivable	55,021
Interest receivable	2,128
Prepaid expenses	7,826
Total Current Assets	<u>114,830</u>
Non-current Assets	
Restricted assets	
Investments	507,283
Capital assets, being depreciated	
Infrastructure	5,028,733
Improvements other than buildings	1,525,894
Accumulated depreciation	<u>(1,852,627)</u>
Total Non-current Assets	<u>5,209,283</u>
Total Assets	<u>5,324,113</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	5,402
Bonds payable	230,000
Accrued interest	74,578
Total Current Liabilities	<u>309,980</u>
Non-current liabilities	
Bonds payable	<u>3,100,000</u>
Total Liabilities	<u>3,409,980</u>
NET POSITION	
Net investment in capital assets	1,596,463
Restricted for debt service	119,163
Restricted for capital projects	146,228
Unrestricted	52,279
Net Position	<u><u>\$ 1,914,133</u></u>

See accompanying notes to financial statements.

Cedar Pointe Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Capital	Revenues and
		Services	Contributions	Changes in
				Net Position
				Governmental
				Activities
Governmental Activities				
General government	\$ (52,199)	\$ 53,651	\$ -	\$ 1,452
Physical environment	(213,799)	48,040	3,250,222	3,084,463
Interest and other charges	(186,199)	401,258	-	215,059
Total Governmental Activities	<u>\$ (452,197)</u>	<u>\$ 502,949</u>	<u>\$ 3,250,222</u>	<u>3,300,974</u>
General Revenues				
Investment earnings				<u>29,536</u>
Change in Net Position				3,330,510
Net Position - October 1, 2023				<u>(1,416,377)</u>
Net Position - September 30, 2024				<u>\$ 1,914,133</u>

See accompanying notes to financial statements.

Cedar Pointe Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 40,456	\$ -	\$ -	\$ 40,456
Investments	9,399	-	-	9,399
Accrued interest receivable	-	1,496	632	2,128
Assessments receivable	-	55,021	-	55,021
Prepaid expenses	7,826	-	-	7,826
Restricted assets				
Investments	-	361,687	145,596	507,283
Total Assets	\$ 57,681	\$ 418,204	\$ 146,228	\$ 622,113
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable and accrued expenses	\$ 5,402	\$ -	\$ -	\$ 5,402
Fund Balances				
Nonspendable - prepaid	7,826	-	-	7,826
Restricted for debt service	-	418,204	-	418,204
Restricted for capital projects	-	-	146,228	146,228
Unassigned	44,453	-	-	44,453
Total Fund Balances	52,279	418,204	146,228	616,711
Total Liabilities and Fund Balances	\$ 57,681	\$ 418,204	\$ 146,228	\$ 622,113

See accompanying notes to financial statements.

Cedar Pointe Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 616,711
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$5,028,733, and improvements other than buildings, \$1,525,894, net of accumulated depreciation, \$(1,852,627), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	4,702,000
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(3,330,000)
Accrued interest for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(74,578)</u>
Net Position of Governmental Activities	<u><u>\$ 1,914,133</u></u>

See accompanying notes to financial statements.

Cedar Pointe Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Special assessments	\$ 101,691	\$ 401,258	\$ -	\$ 502,949
Interest income	505	21,506	7,525	29,536
Total Revenues	<u>102,196</u>	<u>422,764</u>	<u>7,525</u>	<u>532,485</u>
EXPENDITURES				
Current				
General government	52,199	-	-	52,199
Physical environment	46,739	-	-	46,739
Debt service				
Principal	-	230,000	-	230,000
Interest	-	191,350	-	191,350
Total Expenditures	<u>98,938</u>	<u>421,350</u>	<u>-</u>	<u>520,288</u>
Excess of revenues over/(under) expenditures	3,258	1,414	7,525	12,197
Other Financing Sources/(Uses)				
Transfers in	-	-	13,160	13,160
Transfers out	-	(13,160)	-	(13,160)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(13,160)</u>	<u>13,160</u>	<u>-</u>
Net Change in Fund Balances	3,258	(11,746)	20,685	12,197
Fund Balances - October 1, 2023	<u>49,021</u>	<u>429,950</u>	<u>125,543</u>	<u>604,514</u>
Fund Balances - September 30, 2024	<u>\$ 52,279</u>	<u>\$ 418,204</u>	<u>\$ 146,228</u>	<u>\$ 616,711</u>

See accompanying notes to financial statements.

Cedar Pointe Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$	12,197
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.		(167,060)
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The contribution of capital assets does not affect current resources, and therefore is not reported at the fund level.		3,250,222
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Principal payments on long-term debt are recorded as expenditures at the fund level, however, the payments reduce liabilities at the government-wide level.		230,000
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At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the net amount between the prior year and current year accruals.		5,151
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Change in Net Position of Governmental Activities	\$	3,330,510
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See accompanying notes to financial statements.

Cedar Pointe Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 101,518	\$ 101,518	\$ 101,691	\$ 173
Investment income	-	-	505	505
Total Revenues	<u>101,518</u>	<u>101,518</u>	<u>102,196</u>	<u>678</u>
Expenditures				
Current				
General government	71,270	71,270	52,199	19,071
Physical environment	<u>60,253</u>	<u>60,253</u>	<u>46,739</u>	<u>13,514</u>
Total Expenditures	<u>131,523</u>	<u>131,523</u>	<u>98,938</u>	<u>32,585</u>
Net Change in Fund Balances	(30,005)	(30,005)	3,258	33,263
Fund Balances - October 1, 2023	<u>30,005</u>	<u>30,005</u>	<u>49,021</u>	<u>19,016</u>
Fund Balances - September 30, 2024	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 52,279</u>	<u>\$ 52,279</u>

See accompanying notes to financial statements.

Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Cedar Pointe Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established in on November 16, 2004 by Ordinance 2004-970-E of the City of Jacksonville, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Cedar Pointe Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements.

Capital Projects Fund – This fund was established to account for capital projects of the District.

Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as capital improvement bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Restricted Assets

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which includes infrastructure and improvements other than buildings, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	25 years
Improvements other than buildings	15 years

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$616,711, differs from “net position” of governmental activities, \$1,914,133, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures at the fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Infrastructure	\$ 5,028,733
Improvements other than buildings	1,525,894
Accumulated depreciation	<u>(1,852,627)</u>
Total	<u>\$ 4,702,000</u>

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Bonds payable	<u>\$ (3,330,000)</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported at the fund level due to accrued interest on bonds.

Accrued interest	<u>\$ (74,578)</u>
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Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$12,197, differs from the “change in net position” for governmental activities, \$3,330,510, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the fund level. However, the cost of those assets are capitalized at the government wide level and allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas, net position changes by the amount of capital additions net of any depreciation charged for the year.

Depreciation	<u>\$ (167,060)</u>
Capital contribution	<u>\$ 3,250,222</u>

Long-term debt transactions

The principal payments on debt are recognized as expenditures at the fund level but have the effect of decreasing liabilities at the government-wide level.

Principal payments	<u>\$ 230,000</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, and therefore, are not reported as expenditures at the fund level.

Net change in accrued interest payable	<u>\$ 5,151</u>
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Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$40,866 and the carrying value was \$40,456. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U.S. Bank Money Market	N/A	\$ 383,446
Florida PRIME	39 Days*	133,236
Total		<u>\$ 516,682</u>

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in U.S. Bank Money Market is a Level 1 asset.

Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in Florida PRIME were rated AAAm by Standard & Poor's. The District's investments in U.S. Bank Money Market were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U.S. Bank Money Market are 74% of the District's total investments and the investment in Florida PRIME represented 26% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operation and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 825,638	\$ -	\$ (825,638)	\$ -
Capital assets, being depreciated:				
Infrastructure	2,478,767	2,549,966	-	5,028,733
Improvements other than buildings	-	1,525,894	-	1,525,894
Accumulated depreciation	(1,685,567)	(167,060)	-	(1,852,627)
Total Capital Assets, Being Depreciated	793,200	3,908,800	-	4,702,000
Total Capital Assets, Net	<u>\$ 1,618,838</u>	<u>\$ 3,908,800</u>	<u>\$ (825,638)</u>	<u>\$ 4,702,000</u>

Depreciation of \$167,060 was charged to physical environment.

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 3,560,000
Principal payments	(230,000)
Long-term debt at September 30, 2024	<u>\$ 3,330,000</u>

In May 2005, the District issued \$6,090,000 Series 2005A Capital Improvement Revenue Bonds, due in annual principal installments beginning May 2006, maturing May 2035. Interest is due semi-annually on May 1 and November 1, beginning November 2005, at a rate of 5.375%. Current portion is \$230,000.

\$ 3,330,000

Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 230,000	\$ 178,988	\$ 408,988
2026	240,000	166,625	406,625
2027	255,000	153,725	408,725
2028	270,000	140,019	410,019
2029	280,000	125,506	405,506
2030-2034	1,665,000	382,700	2,047,700
2035	390,000	20,963	410,963
Totals	<u>\$ 3,330,000</u>	<u>\$ 1,168,526</u>	<u>\$ 4,498,526</u>

Summary of Significant Bonds Resolution Terms and Covenants

Significant Bond Provisions

The Series 2005A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2014 at a redemption price equal to the principal amount of the Series 2005A Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2005A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements 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.

Cedar Pointe Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2005A Reserve Accounts are funded from the proceeds of the Series 2005A Bonds in amounts equal to the reserve account percentage times the deemed outstanding principal amount. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2005A Capital Improvement Revenues Bonds	\$ 239,938	\$ 224,463

NOTE G – RELATED PARTY TRANSACTIONS

One of the voting members of the Board of Supervisors are employed by the Developer or a related entity.

NOTE H – ECONOMIC DEPENDENCY

A significant portion of the District's activity is dependent upon continued involvement of the Developer, the loss which could have a material adverse effect on the District's operations.

NOTE I – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the last three years.

NOTE J – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2024, consisted of the following:

	<u>Transfers Out</u>
<u>Transfers In</u>	Debt Service Fund
Capital Projects Fund	\$ 13,160

Interfund transfers were made in accordance with the Trust Indenture.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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INDEPENDENT AUDITORS' 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
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, as listed in the table of contents, of Cedar Pointe Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated May 14, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Cedar Pointe Community Development District's internal control over financial reporting (internal control) as a basis for designing 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 Cedar Pointe Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Cedar Pointe Community Development 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 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 or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Cedar Pointe Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Cedar Pointe Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant 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.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 14, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Cedar Pointe Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated May 14, 2025.

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 Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals 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 May 14, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Cedar Pointe Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Cedar Pointe Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Cedar Pointe Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Cedar Pointe Community Development District. It is management's responsibility to monitor the Cedar Pointe Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Cedar Pointe Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 5
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$38,091
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project. N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Cedar Pointe Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. General Fund \$288.06, Debt Service Fund \$1,165.35
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$502,949.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2005 Bonds, \$3,330,000 maturing in May 2035.



To the Board of Supervisors
Cedar Pointe Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 14, 2025



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

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

We have examined Cedar Pointe Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Cedar Pointe Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Cedar Pointe Community Development 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 and, accordingly, included examining, on a test basis, evidence about Cedar Pointe Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Cedar Pointe Community Development District's compliance with the specified requirements.

In our opinion, Cedar Pointe Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

May 14, 2025



Cedar Pointe Community Development District

Review & Acceptance of Series 2005A
Arbitrage Rebate Report

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

Installment Date Computation

For the period June 7, 2005 through May 31, 2025

GNP Services, CPA, PA

www.gnpccpas.com

5000 US Highway 17 S #18187
Fleming Island, FL 32003

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

June 20, 2025

Ms. Vivian Carvalho, District Manager
Cedar Pointe Community Development District
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

RE: Installment Date Computation

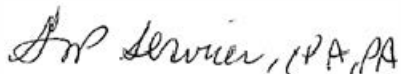
Dear Ms. Carvalho:

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

- There is no Rebtable Arbitrage Liability or Yield Reduction Payment Amount for the Cumulative Computation Period. Accordingly, there is no amount due to the U.S. Government as of the Current Installment Computation Date.
- The next Installment Computation Date is May 31, 2030.

Please see attached supporting schedules for further details. If you have questions regarding this report, or any other concerns, please call (904) 327-8377.

Very truly yours,



GNP Services, CPA, PA

Enclosure

cc: Ms. Susan Calvo, Cedar Pointe Community Development District

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Definitions

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

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

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

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

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

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

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

Current Computation Period - The period beginning on May 31, 2022 and ending on the Current Installment Computation Date

Current Installment Computation Date - May 31, 2025

Debt Service Funds - The Interest, Sinking and Prepayment Funds

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

Issue Date - June 7, 2005

Issuer - Cedar Pointe Community Development District

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

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

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

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

Summary of Bond Document Representations and Related Conclusions

Representations

- The Bond Documents state the following:
 - The Bonds were issued on June 7, 2005.
 - The Debt Service Reserve Fund is “reasonably required” in accordance with the Code.
 - The temporary period for the Acquisition & Construction Fund is three years.
 - The Deferred Costs Fund is funded with transfers from the Debt Service Reserve Fund.
 - Amounts of deposit in the Deferred Costs Fund shall be invested at a yield not in excess of the Arbitrage Yield.
 - The Debt Service Funds are expected to meet the requirements of a Bona Fide Debt Service Fund.
 - The Arbitrage Yield is 5.435400%.
 - The Bonds were issued for the purpose of financing the cost of acquiring, constructing and equipping assessable improvements; paying certain costs associated with the issuance of the Bonds; making a deposit into the Debt Service Reserve Fund for the benefit of all of the Bonds; and paying a portion of the interest to become due on the Bonds.

Related Conclusions

- We have concluded the following:
 - The Bonds are subject to the 1993 Regulations. New regulations or rulings that apply to the Bonds may be enacted. If so, it should be determined that the computation of the Rebatable Arbitrage Liability complies with any applicable changes.
 - The next Rebatable Arbitrage Liability Payment Due Date is June 30, 2030, assuming an Installment Computation Date of May 31, 2030.
 - The Debt Service Reserve Fund may be invested at an unrestricted yield.
 - Subsequent to June 7, 2008, the Acquisition & Construction Fund has been appropriately excluded from the yield reduction payment computation because it met the minor portion exemption requirement.
 - The Deferred Costs Fund constitutes gross proceeds and is subject to rebate.
 - Amounts on deposit in the Deferred Costs Fund have been invested at a yield not in excess of the Arbitrage Yield.
 - The Debt Service Funds have been appropriately excluded from the Rebatable Arbitrage Liability computation because they met the Bona Fide Debt Service Fund exemption requirements.

Assumptions

- Certain Bond documents, financial records and other materials relevant to the computation of the Rebatable Arbitrage Liability have been provided to us by various parties. Nothing has come to our attention to lead us to conclude that any of the information provided includes errors or omissions; therefore we have assumed that all information included in the materials provided to us is accurate and complete.
- We have assumed that all transaction activity provided to us is includable in the computation of the Rebatable Arbitrage Liability under the Code.
- We have assumed the financial schedules and information provided with respect to the proceeds is accurate in all respects, including dates and amounts of the cash flow transactions. We further assumed that a current cash outlay occurred no later than 5 banking days after the date on which the allocation of gross proceeds to an expenditure was made.

- We have relied on the report prepared by Grau & Associates with respect to the Rebtable Arbitrage Liability as of May 31, 2009.

Sources and Uses

Sources

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

Uses

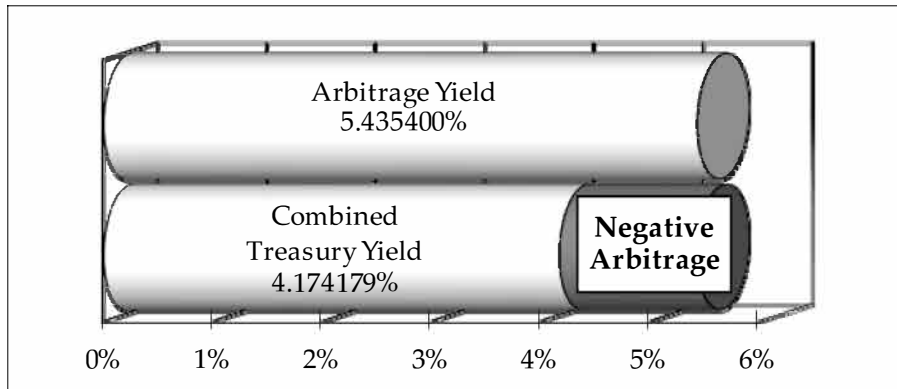
Acquisition & Construction Fund	\$ 5,259,274.25
Debt Service Reserve Fund	410,700.00
Costs of Issuance Fund	165,000.00
Capitalized Interest Fund	129,023.65
Accrued Interest	5,455.63
Total	\$ 5,969,453.53

Conclusions

Arbitrage Yield/Investment Yield Comparison

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

The yield on the U.S. Bank GCTS Obligations (the “Combined Treasury Yield”) is calculated to be 4.174179% as shown on Schedules A-C. The Combined Treasury Yield is based on a year of 360 days comprised of twelve 30-day months with interest compounding semi-annually.



Rebatable Arbitrage Liability Expectation

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

Rebtable Arbitrage Liability

The Rebtable Arbitrage Liability computation results in a Cumulative Rebtable Arbitrage Liability in the negative amount of \$(684,197.57). Therefore no payment is due as of the Current Installment Computation Date.

Record Keeping Requirements

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

SYNOPSIS OF COMPUTATION RESULTS

As of the Current Installment Computation Date

31-May-25

Cedar Pointe Community Development District

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

Current Computation Period	
Debt Service Reserve Fund	\$ (12,753.34)
Acquisition & Construction Fund	(27.55)
Deferred Costs Fund	(1,385.36)
Computation Date Credits	(6,485.95)
Current Computation Period Total Rebatable Arbitrage Liability	\$ (20,652.20)
Cumulative Computation Period	
Current Computation Period Total Rebatable Arbitrage Liability	\$ (20,652.20)
Future Value of Rebatable Arbitrage Liability Reported at 5/31/22	(663,545.37)
Cumulative Rebatable Arbitrage Liability	\$ (684,197.57)

Gross Proceeds Subject to Arbitrage Rebate Remaining

As of the Current Installment Computation Date

Debt Service Reserve Fund	\$ 239,938.03
Deferred Costs Fund	2,374.27
Debt Service Funds	16,814.81
Total	\$ 259,127.11

Schedule A
Rebatable Arbitrage Liability Computation
Debt Service Reserve Fund

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

Issue Date	07-Jun-05	Combined Treasury Yield	4.174179%
Beginning Date	31-May-22	Arbitrage Yield	5.435400%
Computation Date	31-May-25	Total Earnings	\$ 28,811.39

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
31-May-22	\$ -	\$ (254,349.97)	\$ (1.06)	\$ 254,349.97	\$ (298,748.15)	\$ 254,351.03
01-Jun-22			1.08	254,349.97	1.27	(1.08)
01-Jul-22			1.05	254,349.97	1.23	(1.05)
01-Aug-22			1.08	254,349.97	1.26	(1.07)
16-Aug-22	254,349.97			0.00	295,383.69	(252,312.25)
16-Aug-22		(254,349.97)		254,349.97	(295,383.69)	252,312.25
01-Sep-22			167.24	254,349.97	193.79	(165.64)
01-Sep-22			0.52	254,349.97	0.60	(0.52)
03-Oct-22			313.58	254,349.97	361.63	(309.52)
01-Nov-22			384.66	254,349.97	441.75	(378.56)
01-Dec-22			407.66	254,349.97	466.08	(399.92)
03-Jan-23			475.25	254,349.97	540.77	(464.66)
01-Feb-23			505.56	254,349.97	572.87	(492.83)
01-Mar-23			458.53	254,349.97	517.26	(445.57)
21-Mar-23	254,349.97			0.00	286,072.99	(246,635.62)
21-Mar-23		(254,349.97)		254,349.97	(286,072.99)	246,635.62
03-Apr-23			275.95	254,349.97	309.81	(267.24)
03-Apr-23			334.49	254,349.97	375.54	(323.93)
01-May-23			772.11	254,349.97	863.25	(745.53)
05-May-23		(87.66)		254,437.63	(97.95)	84.61
01-Jun-23			799.53	254,437.63	889.92	(769.56)
03-Jul-23			794.68	254,437.63	880.32	(762.30)
24-Jul-23	254,437.63			0.00	280,975.79	(243,529.59)
24-Jul-23		(254,437.63)		254,437.63	(280,975.79)	243,529.59
01-Aug-23			288.60	254,437.63	318.37	(276.02)
01-Aug-23			609.26	254,437.63	672.11	(582.71)
01-Sep-23			1,156.12	254,437.63	1,269.69	(1,102.23)
02-Oct-23			1,118.83	254,437.63	1,223.07	(1,063.19)
02-Oct-23		(1,118.83)		255,556.46	(1,223.07)	1,063.19
03-Oct-23	1,118.83			254,437.63	1,222.89	(1,063.07)
01-Nov-23			1,156.28	254,437.63	1,258.56	(1,095.41)
01-Dec-23			1,110.81	254,437.63	1,203.68	(1,048.99)
01-Dec-23		(1,110.81)		255,548.44	(1,203.68)	1,048.99
04-Dec-23	1,110.81			254,437.63	1,203.14	(1,048.66)
02-Jan-24			1,141.62	254,437.63	1,231.37	(1,074.56)
01-Feb-24			1,131.42	254,437.63	1,215.10	(1,061.69)
01-Feb-24		(1,131.42)		255,569.05	(1,215.10)	1,061.69
02-Feb-24	1,131.42			254,437.63	1,214.92	(1,061.58)
01-Mar-24			1,058.58	254,437.63	1,131.81	(990.19)
01-Mar-24		(1,058.58)		255,496.21	(1,131.81)	990.19
04-Mar-24	1,058.58			254,437.63	1,131.30	(989.88)
01-Apr-24			1,131.87	254,437.63	1,204.77	(1,055.39)
01-Apr-24		(1,131.87)		255,569.50	(1,204.77)	1,055.39
02-Apr-24	1,131.87			254,437.63	1,204.59	(1,055.28)
23-Apr-24	14,499.60			239,938.03	15,382.98	(13,488.44)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
01-May-24			1,078.44	239,938.03	1,142.78	(1,002.38)
01-May-24		(1,078.44)		241,016.47	(1,142.78)	1,002.38
02-May-24	1,078.44			239,938.03	1,142.61	(1,002.28)
03-Jun-24			1,067.10	239,938.03	1,125.39	(988.49)
03-Jun-24		(1,067.10)		241,005.13	(1,125.39)	988.49
04-Jun-24	1,067.10			239,938.03	1,125.22	(988.39)
01-Jul-24			1,032.68	239,938.03	1,084.55	(953.77)
01-Jul-24		(1,032.68)		240,970.71	(1,084.55)	953.77
02-Jul-24	1,032.68			239,938.03	1,084.39	(953.67)
01-Aug-24			1,066.46	239,938.03	1,115.04	(981.85)
01-Aug-24		(1,066.46)		241,004.49	(1,115.04)	981.85
02-Aug-24	1,066.46			239,938.03	1,114.87	(981.75)
03-Sep-24			1,066.28	239,938.03	1,109.55	(978.37)
03-Sep-24		(1,066.28)		241,004.31	(1,109.55)	978.37
04-Sep-24	1,066.28			239,938.03	1,109.38	(978.26)
01-Oct-24			992.55	239,938.03	1,028.52	(908.02)
01-Oct-24		(992.55)		240,930.58	(1,028.52)	908.02
02-Oct-24	992.55			239,938.03	1,028.37	(907.92)
01-Nov-24			964.64	239,938.03	995.15	(879.69)
01-Nov-24		(964.64)		240,902.67	(995.15)	879.69
04-Nov-24	964.64			239,938.03	994.70	(879.41)
02-Dec-24			896.08	239,938.03	920.16	(814.49)
02-Dec-24		(896.08)		240,834.11	(920.16)	814.49
03-Dec-24	896.08			239,938.03	920.02	(814.40)
02-Jan-25			892.51	239,938.03	912.41	(808.67)
02-Jan-25		(892.51)		240,830.54	(912.41)	808.67
03-Jan-25	892.51			239,938.03	912.27	(808.59)
03-Feb-25			865.37	239,938.03	880.58	(781.51)
03-Feb-25		(865.37)		240,803.40	(880.58)	781.51
04-Feb-25	865.37			239,938.03	880.45	(781.43)
03-Mar-25			781.63	239,938.03	791.83	(703.65)
03-Mar-25		(781.63)		240,719.66	(791.83)	703.65
04-Mar-25	781.63			239,938.03	791.71	(703.58)
01-Apr-25			865.36	239,938.03	873.00	(776.72)
01-Apr-25		(865.36)		240,803.39	(873.00)	776.72
02-Apr-25	865.36			239,938.03	872.87	(776.64)
01-May-25			837.45	239,938.03	841.08	(749.29)
02-May-25		(837.45)		240,775.48	(840.95)	749.21
02-May-25	837.45			239,938.03	840.95	(749.21)
31-May-25	239,938.03		809.54	0.00	240,747.57	(214,743.21)
Totals					\$ (12,753.34)	\$ 0.00

Schedule B
Rebatable Arbitrage Liability Computation
Acquisition & Construction Fund

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

Issue Date	07-Jun-05	Combined Treasury Yield	4.174179%
Beginning Date	31-May-22	Arbitrage Yield	5.435400%
Computation Date	31-May-25	Total Earnings	\$ 289.53

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
31-May-22	\$ -	\$ (2,339.02)	\$ (0.84)	\$ 2,339.02	\$ (2,748.28)	\$ 2,339.86
23-Jun-22			1.68	2,339.02	1.97	(1.67)
23-Jun-22		(1.68)		2,340.70	(1.97)	1.67
20-Jul-22			2.40	2,340.70	2.80	(2.38)
20-Jul-22		(2.40)		2,343.10	(2.80)	2.38
15-Aug-22			3.60	2,343.10	4.18	(3.56)
15-Aug-22		(3.60)		2,346.70	(4.18)	3.56
09-Sep-22			4.51	2,346.70	5.22	(4.45)
09-Sep-22		(4.51)		2,351.21	(5.22)	4.45
14-Oct-22			5.05	2,351.21	5.81	(4.96)
14-Oct-22		(5.05)		2,356.26	(5.81)	4.96
07-Nov-22			6.30	2,356.26	7.23	(6.17)
07-Nov-22		(6.30)		2,362.56	(7.23)	6.17
08-Dec-22			7.65	2,362.56	8.74	(7.46)
08-Dec-22		(7.65)		2,370.21	(8.74)	7.46
18-Jan-23			8.66	2,370.21	9.83	(8.39)
18-Jan-23		(8.66)		2,378.87	(9.83)	8.39
15-Feb-23			9.20	2,378.87	10.40	(8.88)
15-Feb-23		(9.20)		2,388.07	(10.40)	8.88
03-Mar-23			8.74	2,388.07	9.86	(8.42)
03-Mar-23		(8.74)		2,396.81	(9.86)	8.42
12-Apr-23			9.86	2,396.81	11.06	(9.45)
12-Apr-23		(9.86)		2,406.67	(11.06)	9.45
17-May-23			10.02	2,406.67	11.18	(9.55)
17-May-23		(10.02)		2,416.69	(11.18)	9.55
20-Jun-23			10.74	2,416.69	11.92	(10.19)
20-Jun-23		(10.74)		2,427.43	(11.92)	10.19
11-Jul-23			10.63	2,427.43	11.76	(10.06)
11-Jul-23		(10.63)		2,438.06	(11.76)	10.06
01-Sep-23			11.17	2,438.06	12.27	(10.50)
01-Sep-23		(11.17)		2,449.23	(12.27)	10.50
12-Sep-23			11.60	2,449.23	12.72	(10.89)
12-Sep-23		(11.60)		2,460.83	(12.72)	10.89
30-Sep-23			11.30	2,460.83	12.36	(10.58)
30-Sep-23		(11.30)		2,472.13	(12.36)	10.58
31-Oct-23			11.76	2,472.13	12.80	(10.97)
31-Oct-23		(11.76)		2,483.89	(12.80)	10.97
30-Nov-23			11.52	2,483.89	12.48	(10.70)
30-Nov-23		(11.52)		2,495.41	(12.48)	10.70
31-Dec-23			11.87	2,495.41	12.81	(10.98)
31-Dec-23		(11.87)		2,507.28	(12.81)	10.98
31-Jan-24			11.86	2,507.28	12.74	(10.92)
31-Jan-24		(11.86)		2,519.14	(12.74)	10.92
29-Feb-24			11.11	2,519.14	11.88	(10.19)
29-Feb-24		(11.11)		2,530.25	(11.88)	10.19

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
31-Mar-24			11.87	2,530.25	12.64	(10.84)
31-Mar-24		(11.87)		2,542.12	(12.64)	10.84
30-Apr-24			11.54	2,542.12	12.23	(10.50)
30-Apr-24		(11.54)		2,553.66	(12.23)	10.50
31-May-24			11.89	2,553.66	12.55	(10.77)
31-May-24		(11.89)		2,565.55	(12.55)	10.77
30-Jun-24			11.58	2,565.55	12.16	(10.45)
30-Jun-24		(11.58)		2,577.13	(12.16)	10.45
31-Jul-24			12.02	2,577.13	12.57	(10.80)
31-Jul-24		(12.02)		2,589.15	(12.57)	10.80
31-Aug-24			12.06	2,589.15	12.55	(10.79)
31-Aug-24		(12.06)		2,601.21	(12.55)	10.79
30-Sep-24			11.39	2,601.21	11.80	(10.15)
30-Sep-24		(11.39)		2,612.60	(11.80)	10.15
09-Oct-24	2,601.21			11.39	2,692.28	(2,315.34)
09-Oct-24		(2,601.21)		2,612.60	(2,692.28)	2,315.34
09-Oct-24			11.39	2,612.60	11.79	(10.14)
10-Oct-24		(11.39)		2,623.99	(11.79)	10.14
10-Oct-24	2,612.60			11.39	2,703.67	(2,325.16)
31-Oct-24			2.52	11.39	2.60	(2.24)
31-Oct-24		(2.52)		13.91	(2.60)	2.24
31-Oct-24	2.52			11.39	2.60	(2.24)
01-Nov-24			0.34	11.39	0.35	(0.30)
01-Nov-24		(0.34)		11.73	(0.35)	0.30
04-Nov-24			2.52	11.73	2.60	(2.24)
12-Dec-24		(2.52)		14.25	(2.58)	2.22
02-Jan-25			0.01	14.25	0.01	(0.01)
02-Jan-25		(0.01)		14.26	(0.01)	0.01
22-Jan-25	2.52			11.74	2.57	(2.21)
03-Feb-25			0.01	11.74	0.01	(0.01)
03-Feb-25		(0.01)		11.75	(0.01)	0.01
05-Feb-25		(11.39)		23.14	(11.59)	9.98
05-Feb-25	11.75			11.39	11.95	(10.29)
17-Mar-25	11.39			0.00	11.51	(9.92)
Totals					\$ (27.55)	\$ 0.00

Schedule C
Rebatable Arbitrage Liability Computation
Deferred Costs Fund

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

Issue Date	07-Jun-05	Combined Treasury Yield	4.174179%
Beginning Date	31-May-22	Arbitrage Yield	5.435400%
Computation Date	31-May-25	Total Earnings	\$ 14,492.68

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
31-May-22	\$ -	\$ (109,024.99)	\$ (34.23)	\$ 109,024.99	\$ (128,095.57)	\$ 109,059.22
01-Jun-22			0.06	109,024.99	0.07	(0.06)
02-Jun-22		(1.14)		109,026.13	(1.34)	1.14
03-Jun-22	13,878.11			95,148.02	16,293.26	(13,872.41)
03-Jun-22		(13,878.11)		109,026.13	(16,293.26)	13,872.41
23-Jun-22			68.46	109,026.13	80.13	(68.24)
23-Jun-22		(68.46)		109,094.59	(80.13)	68.24
05-Jul-22		(1.05)		109,095.64	(1.23)	1.04
13-Jul-22	1.05			109,094.59	1.23	(1.04)
13-Jul-22		(1.05)		109,095.64	(1.23)	1.04
20-Jul-22			111.08	109,095.64	129.50	(110.32)
20-Jul-22		(111.08)		109,206.72	(129.50)	110.32
02-Aug-22		(1.08)		109,207.80	(1.26)	1.07
15-Aug-22			167.29	109,207.80	194.31	(165.58)
15-Aug-22		(167.29)		109,375.09	(194.31)	165.58
16-Aug-22	1.08			109,374.01	1.25	(1.07)
16-Aug-22		(1.08)		109,375.09	(1.25)	1.07
24-Aug-22	1.08			109,374.01	1.25	(1.07)
24-Aug-22		(1.08)		109,375.09	(1.25)	1.07
02-Sep-22		(167.76)		109,542.85	(194.36)	165.66
09-Sep-22			210.28	109,542.85	243.37	(207.45)
09-Sep-22		(210.28)		109,753.13	(243.37)	207.45
03-Oct-22			0.20	109,753.13	0.23	(0.20)
04-Oct-22		(313.78)		110,066.91	(361.81)	308.49
14-Oct-22			235.43	110,066.91	271.06	(231.15)
14-Oct-22		(235.43)		110,302.34	(271.06)	231.15
01-Nov-22			0.69	110,302.34	0.79	(0.68)
02-Nov-22		(385.35)		110,687.69	(442.48)	377.41
07-Nov-22			293.77	110,687.69	337.07	(287.52)
07-Nov-22		(293.77)		110,981.46	(337.07)	287.52
01-Dec-22			1.37	110,981.46	1.57	(1.34)
02-Dec-22		(409.03)		111,390.49	(467.58)	398.95
08-Dec-22			356.16	111,390.49	406.77	(347.10)
08-Dec-22		(356.16)		111,746.65	(406.77)	347.10
03-Jan-23			2.36	111,746.65	2.69	(2.29)
04-Jan-23		(477.61)		112,224.26	(543.38)	463.81
18-Jan-23			403.71	112,224.26	458.34	(391.29)
18-Jan-23		(403.71)		112,627.97	(458.34)	391.29
01-Feb-23			3.40	112,627.97	3.85	(3.29)
02-Feb-23		(508.96)		113,136.93	(576.63)	492.36
15-Feb-23			428.84	113,136.93	484.92	(414.11)
15-Feb-23		(428.84)		113,565.77	(484.92)	414.11
01-Mar-23			4.05	113,565.77	4.57	(3.90)
02-Mar-23		(462.58)		114,028.35	(521.75)	445.65
03-Mar-23			407.08	114,028.35	459.08	(392.13)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
03-Mar-23		(407.08)		114,435.43	(459.08)	392.13
21-Mar-23	2,725.07			111,710.36	3,064.95	(2,618.53)
21-Mar-23		(2,725.07)		114,435.43	(3,064.95)	2,618.53
03-Apr-23			2.96	114,435.43	3.32	(2.84)
03-Apr-23			3.55	114,435.43	3.99	(3.41)
04-Apr-23		(616.95)		115,052.38	(692.55)	591.77
12-Apr-23			459.03	115,052.38	514.67	(439.82)
12-Apr-23		(459.03)		115,511.41	(514.67)	439.82
01-May-23			9.96	115,511.41	11.14	(9.52)
02-May-23		(782.07)		116,293.48	(874.26)	747.28
17-May-23			466.61	116,293.48	520.45	(444.94)
17-May-23		(466.61)		116,760.09	(520.45)	444.94
01-Jun-23			12.88	116,760.09	14.34	(12.26)
02-Jun-23		(812.41)		117,572.50	(904.12)	773.09
20-Jun-23			500.22	117,572.50	555.20	(474.84)
20-Jun-23		(500.22)		118,072.72	(555.20)	474.84
03-Jul-23			15.33	118,072.72	16.98	(14.53)
05-Jul-23		(810.01)		118,882.73	(897.03)	767.33
11-Jul-23			495.61	118,882.73	548.36	(469.11)
11-Jul-23		(495.61)		119,378.34	(548.36)	469.11
24-Jul-23	5,746.51			113,631.83	6,345.88	(5,429.54)
24-Jul-23		(5,746.51)		119,378.34	(6,345.88)	5,429.54
01-Aug-23			6.52	119,378.34	7.19	(6.15)
01-Aug-23			13.42	119,378.34	14.80	(12.67)
02-Aug-23		(917.80)		120,296.14	(1,012.32)	866.22
01-Sep-23			30.15	120,296.14	33.11	(28.34)
05-Sep-23			520.52	120,296.14	571.31	(489.05)
05-Sep-23		(520.52)		120,816.66	(571.31)	489.05
05-Sep-23		(1,186.27)		122,002.93	(1,302.02)	1,114.56
12-Sep-23			540.88	122,002.93	593.04	(507.69)
12-Sep-23		(540.88)		122,543.81	(593.04)	507.69
30-Sep-23			526.75	122,543.81	576.00	(493.21)
30-Sep-23		(526.75)		123,070.56	(576.00)	493.21
02-Oct-23			33.83	123,070.56	36.98	(31.67)
02-Oct-23		(33.83)		123,104.39	(36.98)	31.67
03-Oct-23		(1,118.83)		124,223.22	(1,222.89)	1,047.17
31-Oct-23			548.43	124,223.22	597.03	(511.41)
31-Oct-23		(548.43)		124,771.65	(597.03)	511.41
01-Nov-23			40.58	124,771.65	44.17	(37.84)
02-Nov-23		(1,196.86)		125,968.51	(1,302.54)	1,115.75
30-Nov-23			536.73	125,968.51	581.69	(498.44)
30-Nov-23		(536.73)		126,505.24	(581.69)	498.44
01-Dec-23			44.36	126,505.24	48.07	(41.19)
01-Dec-23		(44.36)		126,549.60	(48.07)	41.19
04-Dec-23		(1,110.81)		127,660.41	(1,203.14)	1,031.00
31-Dec-23			553.13	127,660.41	596.79	(511.56)
31-Dec-23		(553.13)		128,213.54	(596.79)	511.56
02-Jan-24			50.44	128,213.54	54.41	(46.64)
03-Jan-24		(1,192.06)		129,405.60	(1,285.58)	1,102.03
31-Jan-24			552.79	129,405.60	593.76	(509.15)
31-Jan-24		(552.79)		129,958.39	(593.76)	509.15
01-Feb-24			55.45	129,958.39	59.55	(51.07)
01-Feb-24		(55.45)		130,013.84	(59.55)	51.07
02-Feb-24		(1,131.42)		131,145.26	(1,214.92)	1,041.82
29-Feb-24			517.39	131,145.26	553.34	(474.66)
29-Feb-24		(517.39)		131,662.65	(553.34)	474.66
01-Mar-24			56.97	131,662.65	60.91	(52.25)
01-Mar-24		(56.97)		131,719.62	(60.91)	52.25
04-Mar-24		(1,058.58)		132,778.20	(1,131.30)	970.48

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
31-Mar-24			553.06	132,778.20	588.77	(505.23)
31-Mar-24		(553.06)		133,331.26	(588.77)	505.23
01-Apr-24			65.58	133,331.26	69.80	(59.90)
01-Apr-24		(65.58)		133,396.84	(69.80)	59.90
02-Apr-24		(1,131.87)		134,528.71	(1,204.59)	1,033.70
30-Apr-24			537.67	134,528.71	569.83	(489.16)
30-Apr-24		(537.67)		135,066.38	(569.83)	489.16
01-May-24			68.89	135,066.38	73.00	(62.67)
01-May-24		(68.89)		135,135.27	(73.00)	62.67
02-May-24		(1,078.44)		136,213.71	(1,142.61)	980.86
31-May-24			554.21	136,213.71	584.74	(502.13)
31-May-24		(554.21)		136,767.92	(584.74)	502.13
03-Jun-24			76.30	136,767.92	80.47	(69.10)
03-Jun-24		(76.30)		136,844.22	(80.47)	69.10
04-Jun-24		(1,067.10)		137,911.32	(1,125.22)	966.30
30-Jun-24			539.99	137,911.32	567.20	(487.24)
30-Jun-24		(539.99)		138,451.31	(567.20)	487.24
01-Jul-24			78.43	138,451.31	82.37	(70.76)
01-Jul-24		(78.43)		138,529.74	(82.37)	70.76
02-Jul-24		(1,032.68)		139,562.42	(1,084.39)	931.55
31-Jul-24			560.23	139,562.42	585.83	(503.43)
31-Jul-24		(560.23)		140,122.65	(585.83)	503.43
01-Aug-24			86.29	140,122.65	90.22	(77.53)
01-Aug-24		(86.29)		140,208.94	(90.22)	77.53
02-Aug-24		(1,066.46)		141,275.40	(1,114.87)	958.07
31-Aug-24			561.88	141,275.40	584.94	(502.84)
31-Aug-24		(561.88)		141,837.28	(584.94)	502.84
03-Sep-24			91.39	141,837.28	95.10	(81.75)
03-Sep-24		(91.39)		141,928.67	(95.10)	81.75
04-Sep-24		(1,066.28)		142,994.95	(1,109.38)	953.72
30-Sep-24			531.10	142,994.95	550.43	(473.35)
30-Sep-24		(531.10)		143,526.05	(550.43)	473.35
01-Oct-24			89.51	143,526.05	92.75	(79.77)
01-Oct-24		(89.51)		143,615.56	(92.75)	79.77
02-Oct-24		(992.55)		144,608.11	(1,028.37)	884.37
09-Oct-24	121,235.49			23,372.62	125,480.01	(107,918.72)
09-Oct-24		(121,235.49)		144,608.11	(125,480.01)	107,918.72
09-Oct-24			531.10	144,608.11	549.69	(472.76)
09-Oct-24		(531.10)		145,139.21	(549.69)	472.76
10-Oct-24	144,608.11			531.10	149,648.63	(128,706.40)
31-Oct-24			117.67	531.10	121.41	(104.44)
31-Oct-24		(117.67)		648.77	(121.41)	104.44
01-Nov-24			42.32	648.77	43.66	(37.56)
01-Nov-24		(42.32)		691.09	(43.66)	37.56
04-Nov-24		(964.64)		1,655.73	(994.70)	855.74
04-Nov-24			117.67	1,655.73	121.34	(104.39)
02-Dec-24			3.38	1,655.73	3.47	(2.99)
02-Dec-24		(3.38)		1,659.11	(3.47)	2.99
03-Dec-24		(896.08)		2,555.19	(920.02)	791.77
12-Dec-24		(117.67)		2,672.86	(120.65)	103.84
02-Jan-25			7.15	2,672.86	7.31	(6.29)
02-Jan-25		(7.15)		2,680.01	(7.31)	6.29
03-Jan-25		(892.51)		3,572.52	(912.27)	785.38
03-Feb-25			10.34	3,572.52	10.52	(9.06)
03-Feb-25		(10.34)		3,582.86	(10.52)	9.06
04-Feb-25		(865.37)		4,448.23	(880.45)	758.27
05-Feb-25			1.46	4,448.23	1.49	(1.28)
05-Feb-25		(650.23)		5,098.46	(661.47)	569.68
05-Feb-25	4,449.69			648.77	4,526.58	(3,898.45)

Date	Receipts	Payments	Earnings	Balance	Future Value at Arbitrage Yield	Present Value at Investment Yield
04-Mar-25		(781.63)		1,430.40	(791.71)	682.08
11-Mar-25	117.67			1,312.73	119.06	(102.59)
20-Mar-25	648.77			663.96	655.57	(564.90)
01-Apr-25			2.26	663.96	2.28	(1.96)
01-Apr-25		(2.26)		666.22	(2.28)	1.96
02-Apr-25		(865.36)		1,531.58	(872.87)	752.26
01-May-25			5.24	1,531.58	5.26	(4.54)
02-May-25		(5.24)		1,536.82	(5.26)	4.54
02-May-25		(837.45)		2,374.27	(840.95)	725.01
31-May-25	2,374.27		5.07	0.00	2,379.34	(2,051.98)
Totals					\$ (1,385.36)	\$ 0.00



Cedar Pointe Community Development District

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

- a) Public Comments and Testimony
- b) Board Comments
- c) Consideration of Resolution **2025-04, Adopting
the Fiscal Year 2025/2026 Budget and
Appropriating Funds**

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Cedar Pointe Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; 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.

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

SECTION 1. BUDGET

- a. 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.
- b. 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, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** 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 as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

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

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 10th DAY OF JULY 2025.

ATTEST:

**CEDAR POINTE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget



EXHIBIT A
Cedar Pointe Community Development District
Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual Through 5/31/2025	Anticipated May - Sept	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Revenues					
Maintenance Assessments	\$ 105,133.50	\$ 343.50	\$ 105,477.00	\$ 105,477.00	\$ 140,599.70
Interest Income	294.91	-	294.91	-	-
Carry Forward Surplus	-	30,000.00	30,000.00	30,000.00	-
Net Revenues	\$ 105,428.41	\$ 30,343.50	\$ 135,771.91	\$ 135,477.00	\$ 140,599.70
Expenditures					
Supervisor Fees	\$ 2,200.00	800.00	\$ 3,000.00	\$ 3,200.00	\$ 4,000.00
Public Official Insurance	3,403.00	-	3,403.00	3,599.00	3,828.00
Trustee Services	3,717.38	-	3,717.38	3,750.00	4,100.00
District Management Fees	14,666.64	7,333.36	22,000.00	22,000.00	23,500.00
Disclosure	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
District Counsel	1,330.55	1,769.45	3,100.00	3,100.00	3,100.00
Assessment Administration	5,000.00	-	5,000.00	5,000.00	5,000.00
Re-amortization Schedule	-	250.00	250.00	250.00	250.00
Audit Fees	3,550.00	-	3,550.00	4,100.00	4,100.00
Arbitrage	-	1,500.00	1,500.00	1,000.00	1,500.00
Tax Document Preparation Fee	-	-	-	-	15.00
Legal Advertising	217.88	145.00	362.88	1,000.00	1,000.00
Contingency (Repairs / Maintenance / Improvements / Misc)	7,567.94	5,000.00	12,567.94	20,000.00	20,750.70
Web Site Maintenance	1,480.00	1,040.00	2,520.00	2,520.00	2,700.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Electric	-	187.50	187.50	750.00	750.00
Reclaimed Water	68.43	175.00	243.43	8,400.00	8,400.00
Maintenance of Trees/Wetlands	-	250.00	250.00	1,000.00	1,000.00
General Insurance	4,423.00	-	4,423.00	4,678.00	4,976.00
Crime Insurance	-	-	-	-	500.00
Lake Maintenance	14,808.00	7,404.00	22,212.00	22,525.00	22,525.00
Landscape Maintenance	6,789.41	8,432.16	15,221.57	23,080.00	23,080.00
Office Misc (Phone / Postage / Travel)	1.38	50.00	51.38	350.00	350.00
Operation & Maintenance Expenditures	\$ 71,898.61	\$ 36,836.47	\$ 108,735.08	\$ 135,477.00	\$ 140,599.70
Net Income (Loss)	\$ 33,529.80	\$ (6,492.97)	\$ 27,036.83	\$ -	\$ -

Units	380	
	Prior Year	
Net Assessment	\$ 277.57	\$ 370.00
Gross Assessment	\$ 300.08	\$ 400.00



Cedar Pointe CDD

Fiscal Year 2026

Budget Item Description

Revenues:

Maintenance Assessments

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

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 2026

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.

Tax Document Preparation Fee

Annual 1099 processing is required to be electronically filed per IRS rules. These are the fee association with the electronic filing.

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.

Contingency

Other expenses incurred throughout the year.

Web Site Maintenance

Website maintenance fee.



Cedar Pointe CDD

Fiscal Year 2026

Dues, Licenses & Fees

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

Electric

Electricity to maintain district property.

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.

Office Misc (Phone/Postage/Travel)

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



Cedar Pointe CDD
Proposed Debt Service Fund Budget
Series 2005A Special Assessment Bonds FY 2026
"Exhibit B"

	<u>Proposed FY 2026</u> <u>Budget</u>
<u>Revenues:</u>	
Special Assessments	\$482,681
Total Revenues	<u><u>\$482,681</u></u>
<u>Expenditures:</u>	
Series 2005A - Interest 11/1/25	\$83,044
Series 2005A - Interest 5/1/26	\$240,000
Series 2005A - Principal 5/1/26	\$83,044
Total Expenditures	<u><u>\$406,088</u></u>
Excess Revenues / (Expenditures)	<u><u>\$76,594</u></u>
11/1/26 Interest Series 2005A	\$76,594



Cedar Pointe Community Development District

**Consideration of Resolution 2025-05, Levying
O&M Assessments and Certifying an
Assessment Roll**

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); 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, located in Alachua 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, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

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

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

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

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). 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 property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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.

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 upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 10th day of July 2025.

ATTEST:

**CEDAR POINTE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: FY 2026 Budget

Exhibit B: Assessment Roll



EXHIBIT A
Cedar Pointe Community Development District
Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual Through 5/31/2025	Anticipated May - Sept	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
Revenues					
Maintenance Assessments	\$ 105,133.50	\$ 343.50	\$ 105,477.00	\$ 105,477.00	\$ 140,599.70
Interest Income	294.91	-	294.91	-	-
Carry Forward Surplus	-	30,000.00	30,000.00	30,000.00	-
Net Revenues	\$ 105,428.41	\$ 30,343.50	\$ 135,771.91	\$ 135,477.00	\$ 140,599.70
Expenditures					
Supervisor Fees	\$ 2,200.00	800.00	\$ 3,000.00	\$ 3,200.00	\$ 4,000.00
Public Official Insurance	3,403.00	-	3,403.00	3,599.00	3,828.00
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Assessment Administration	5,000.00	-	5,000.00	5,000.00	5,000.00
Re-amortization Schedule	-	250.00	250.00	250.00	250.00
Audit Fees	3,550.00	-	3,550.00	4,100.00	4,100.00
Arbitrage	-	1,500.00	1,500.00	1,000.00	1,500.00
Tax Document Preparation Fee	-	-	-	-	15.00
Legal Advertising	217.88	145.00	362.88	1,000.00	1,000.00
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Operation & Maintenance Expenditures	\$ 71,898.61	\$ 36,836.47	\$ 108,735.08	\$ 135,477.00	\$ 140,599.70
Net Income (Loss)	\$ 33,529.80	\$ (6,492.97)	\$ 27,036.83	\$ -	\$ -

Units	380	
	Prior Year	
Net Assessment	\$ 277.57	\$ 370.00
Gross Assessment	\$ 300.08	\$ 400.00



Cedar Pointe CDD
Proposed Debt Service Fund Budget
Series 2005A Special Assessment Bonds FY 2026
"Exhibit B"

	<u>Proposed FY 2026</u> <u>Budget</u>
<u>Revenues:</u>	
Special Assessments	\$482,681
Total Revenues	<u><u>\$482,681</u></u>
<u>Expenditures:</u>	
Series 2005A - Interest 11/1/25	\$83,044
Series 2005A - Interest 5/1/26	\$240,000
Series 2005A - Principal 5/1/26	\$83,044
Total Expenditures	<u><u>\$406,088</u></u>
Excess Revenues / (Expenditures)	<u><u>\$76,594</u></u>
11/1/26 Interest Series 2005A	\$76,594

STRAP	O&M	DS	Total Assessments
R-159844-0005			-
R-159942-2010			-
R-159942-2050			-
R-159942-2060			-
R-159942-2071			-
R-159942-2080	400.00	1,158.29	1,558.29
R-159942-2090			-
R-159942-2100			-
R-159942-2110			-
R-159942-2120			-
R-159942-2130			-
R-159942-2140			-
R-159942-2145	400.00	1,158.29	1,558.29
R-159942-2150	400.00	1,158.29	1,558.29
R-159942-2155	400.00	1,158.29	1,558.29
R-159942-2160	400.00	1,158.29	1,558.29
R-159942-2165	400.00	1,158.29	1,558.29
R-159942-2170	400.00	1,158.29	1,558.29
R-159942-2175	400.00	1,158.29	1,558.29
R-159942-2180	400.00	1,158.29	1,558.29
R-159942-2185	400.00	1,158.29	1,558.29
R-159942-2190	400.00	1,158.29	1,558.29
R-159942-2195	400.00	1,158.29	1,558.29
R-159942-2200	400.00	1,158.29	1,558.29
R-159942-2205	400.00	1,158.29	1,558.29
R-159942-2210	400.00	1,158.29	1,558.29
R-159942-2215	400.00	1,158.29	1,558.29
R-159942-2220	400.00	1,158.29	1,558.29
R-159942-2225	400.00	1,158.29	1,558.29
R-159942-2230	400.00	1,158.29	1,558.29
R-159942-2235	400.00	1,158.29	1,558.29
R-159942-2240	400.00	1,158.29	1,558.29
R-159942-2245	400.00	1,158.29	1,558.29
R-159942-2250	400.00	1,158.29	1,558.29
R-159942-2255	400.00	1,158.29	1,558.29
R-159942-2260	400.00	1,158.29	1,558.29
R-159942-2265	400.00	1,158.29	1,558.29
R-159942-2270	400.00	1,158.29	1,558.29
R-159942-2275	400.00	1,158.29	1,558.29
R-159942-2280	400.00	1,158.29	1,558.29
R-159942-2285	400.00	1,158.29	1,558.29
R-159942-2290	400.00	1,158.29	1,558.29
R-159942-2295	400.00	1,158.29	1,558.29
R-159942-2300	400.00	1,158.29	1,558.29
R-159942-2305	400.00	1,158.29	1,558.29
R-159942-2310	400.00	1,158.29	1,558.29

R-159942-2315	400.00	1,158.29	1,558.29
R-159942-2320	400.00	1,158.29	1,558.29
R-159942-2326	400.00	1,158.29	1,558.29
R-159942-2332	400.00	1,158.29	1,558.29
R-159942-2335	400.00	1,158.29	1,558.29
R-159942-2340	400.00	1,158.29	1,558.29
R-159942-2345	400.00	1,158.29	1,558.29
R-159942-2350	400.00	1,158.29	1,558.29
R-159942-2355	400.00	1,158.29	1,558.29
R-159942-2360	400.00	1,158.29	1,558.29
R-159942-2365	400.00	1,158.29	1,558.29
R-159942-2370	400.00	1,158.29	1,558.29
R-159942-2375	400.00	1,158.29	1,558.29
R-159942-2380	400.00	1,158.29	1,558.29
R-159942-2385	400.00	1,158.29	1,558.29
R-159942-2390	400.00	1,158.29	1,558.29
R-159942-2395	400.00	1,158.29	1,558.29
R-159942-2400	400.00	1,158.29	1,558.29
R-159942-2405	400.00	1,158.29	1,558.29
R-159942-2410	400.00	1,158.29	1,558.29
R-159942-2415	400.00	1,158.29	1,558.29
R-159942-2420	400.00	1,158.29	1,558.29
R-159942-2425	400.00	1,158.29	1,558.29
R-159942-2430	400.00	1,158.29	1,558.29
R-159942-2435	400.00	1,158.29	1,558.29
R-159942-2440	400.00	1,158.29	1,558.29
R-159942-2445	400.00	1,158.29	1,558.29
R-159942-2450	400.00	1,158.29	1,558.29
R-159942-2455	400.00	-	400.00
R-159942-2460	400.00	1,158.29	1,558.29
R-159942-2465	400.00	1,158.29	1,558.29
R-159942-2470	400.00	1,158.29	1,558.29
R-159942-2475	400.00	1,158.29	1,558.29
R-159942-2480	400.00	1,158.29	1,558.29
R-159942-2501	400.00	1,158.29	1,558.29
R-159942-2510	400.00	1,158.29	1,558.29
R-159942-2514	400.00	1,158.29	1,558.29
R-159942-2520	400.00	1,158.29	1,558.29
R-159942-2525	400.00	1,158.29	1,558.29
R-159942-2560	400.00	1,158.29	1,558.29
R-159942-2565	400.00	1,158.29	1,558.29
R-159942-2581	400.00	1,158.29	1,558.29
R-159942-2615	400.00	1,158.29	1,558.29
R-159942-2620	400.00	1,158.29	1,558.29
R-159942-2625	400.00	1,158.29	1,558.29
R-159942-2630	400.00	1,158.29	1,558.29
R-159942-2635	400.00	1,158.29	1,558.29

R-159942-2640	400.00	1,158.29	1,558.29
R-159942-2645	400.00	1,158.29	1,558.29
R-159942-2650	400.00	1,158.29	1,558.29
R-159942-2655	400.00	1,158.29	1,558.29
R-159942-2660	400.00	1,158.29	1,558.29
R-159942-2665	400.00	1,158.29	1,558.29
R-159942-2670	400.00	1,158.29	1,558.29
R-159942-2675	400.00	1,158.29	1,558.29
R-159942-2680	400.00	1,158.29	1,558.29
R-159942-2685	400.00	1,158.29	1,558.29
R-159942-2690	400.00	1,158.29	1,558.29
R-159942-2695	400.00	1,158.29	1,558.29
R-159942-2700	400.00	1,158.29	1,558.29
R-159942-2705	400.00	1,158.29	1,558.29
R-159942-2710	400.00	1,158.29	1,558.29
R-159942-2715	400.00	1,158.29	1,558.29
R-159942-2720	400.00	1,158.29	1,558.29
R-159942-2725	400.00	1,158.29	1,558.29
R-159942-2730	400.00	1,158.29	1,558.29
R-159942-2735	400.00	1,158.29	1,558.29
R-159942-2740	400.00	1,158.29	1,558.29
R-159942-2745	400.00	1,158.29	1,558.29
R-159942-2750	400.00	1,158.29	1,558.29
R-159942-2755	400.00	1,158.29	1,558.29
R-159942-2760	400.00	1,158.29	1,558.29
R-159942-2765	400.00	1,158.29	1,558.29
R-159942-2770	400.00	1,158.29	1,558.29
R-159942-2775	400.00	1,158.29	1,558.29
R-159942-2782			-
R-159942-2787	400.00	1,158.29	1,558.29
R-159942-2800	400.00	1,158.29	1,558.29
R-159942-2805	400.00	1,158.29	1,558.29
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R-159942-2815	400.00	1,158.29	1,558.29
R-159942-2820	400.00	1,158.29	1,558.29
R-159942-2825	400.00	1,158.29	1,558.29
R-159942-2830	400.00	1,158.29	1,558.29
R-159942-2835	400.00	1,158.29	1,558.29
R-159942-2840	400.00	1,158.29	1,558.29
R-159942-2845	400.00	1,158.29	1,558.29
R-159942-2850	400.00	1,158.29	1,558.29
R-159942-2855	400.00	-	400.00
R-159942-2860	400.00	1,158.29	1,558.29
R-159942-2865	400.00	1,158.29	1,558.29
R-159942-2870	400.00	1,158.29	1,558.29
R-159942-2875	400.00	1,158.29	1,558.29
R-159942-2880	400.00	1,158.29	1,558.29

R-159942-2885	400.00	1,158.29	1,558.29
R-159942-4000			-
R-159942-4010			-
R-159942-4020	400.00	1,158.29	1,558.29
R-159942-4025	400.00	1,158.29	1,558.29
R-159942-4030	400.00	1,158.29	1,558.29
R-159942-4035	400.00	1,158.29	1,558.29
R-159942-4040	400.00	1,158.29	1,558.29
R-159942-4045	400.00	1,158.29	1,558.29
R-159942-4050	400.00	-	400.00
R-159942-4055	400.00	1,158.29	1,558.29
R-159942-4060	400.00	1,158.29	1,558.29
R-159942-4065	400.00	1,158.29	1,558.29
R-159942-4070	400.00	1,158.29	1,558.29
R-159942-4075	400.00	1,158.29	1,558.29
R-159942-4080	400.00	1,158.29	1,558.29
R-159942-4085	400.00	1,158.29	1,558.29
R-159942-4090	400.00	1,158.29	1,558.29
R-159942-4095	400.00	1,158.29	1,558.29
R-159942-4100	400.00	1,158.29	1,558.29
R-159942-4105	400.00	1,158.29	1,558.29
R-159942-4110	400.00	1,158.29	1,558.29
R-159942-4115	400.00	1,158.29	1,558.29
R-159942-4120	400.00	1,158.29	1,558.29
R-159942-4125	400.00	1,158.29	1,558.29
R-159942-4130	400.00	1,158.29	1,558.29
R-159942-4135	400.00	1,158.29	1,558.29
R-159942-4140	400.00	1,158.29	1,558.29
R-159942-4145	400.00	1,158.29	1,558.29
R-159942-4150	400.00	1,158.29	1,558.29
R-159942-4155	400.00	1,158.29	1,558.29
R-159942-4160	400.00	1,158.29	1,558.29
R-159942-4165	400.00	1,158.29	1,558.29
R-159942-4170	400.00	1,158.29	1,558.29
R-159942-4200			-
R-159942-4205			-
R-159942-4210	400.00	1,158.29	1,558.29
R-159942-4215	400.00	1,158.29	1,558.29
R-159942-4220	400.00	1,158.29	1,558.29
R-159942-4225	400.00	1,158.29	1,558.29
R-159942-4230	400.00	1,158.29	1,558.29
R-159942-4235	400.00	1,158.29	1,558.29
R-159942-4240	400.00	1,158.29	1,558.29
R-159942-4245	400.00	1,158.29	1,558.29
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R-159942-4255	400.00	1,158.29	1,558.29
R-159942-4260	400.00	1,158.29	1,558.29

R-159942-4265	400.00	1,158.29	1,558.29
R-159942-4270	400.00	1,158.29	1,558.29
R-159942-4275	400.00	1,158.29	1,558.29
R-159942-4280	400.00	1,158.29	1,558.29
R-159942-4285	400.00	1,158.29	1,558.29
R-159942-4290	400.00	1,158.29	1,558.29
R-159942-4295	400.00	1,158.29	1,558.29
R-159942-4300	400.00	1,158.29	1,558.29
R-159942-4305	400.00	1,158.29	1,558.29
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R-159942-4315	400.00	1,158.29	1,558.29
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R-159942-4325	400.00	1,158.29	1,558.29
R-159942-4330	400.00	1,158.29	1,558.29
R-159942-4335	400.00	1,158.29	1,558.29
R-159942-4340	400.00	1,158.29	1,558.29
R-159942-4400			-
R-159942-4405	400.00	1,158.29	1,558.29
R-159942-4410	400.00	1,158.29	1,558.29
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R-159942-4425	400.00	1,158.29	1,558.29
R-159942-4430	400.00	1,158.29	1,558.29
R-159942-4435	400.00	1,158.29	1,558.29
R-159942-4440	400.00	1,158.29	1,558.29
R-159942-4445	400.00	1,158.29	1,558.29
R-159942-4450	400.00	1,158.29	1,558.29
R-159942-4455	400.00	1,158.29	1,558.29
R-159942-4460	400.00	1,158.29	1,558.29
R-159942-4465	400.00	1,158.29	1,558.29
R-159942-4470	400.00	1,158.29	1,558.29
R-159942-4475	400.00	-	400.00
R-159942-4480	400.00	1,158.29	1,558.29
R-159942-4485	400.00	1,158.29	1,558.29
R-159942-4490	400.00	1,158.29	1,558.29
R-159942-4495	400.00	1,158.29	1,558.29
R-159942-4500	400.00	1,158.29	1,558.29
R-159942-4505	400.00	1,158.29	1,558.29
R-159942-4510	400.00	1,158.29	1,558.29
R-159942-4515	400.00	1,158.29	1,558.29
R-159942-4520	400.00	1,158.29	1,558.29
R-159942-4525	400.00	1,158.29	1,558.29
R-159942-4530	400.00	1,158.29	1,558.29
R-159942-4535	400.00	1,158.29	1,558.29
R-159942-4540	400.00	-	400.00
R-159942-4545	400.00	1,158.29	1,558.29
R-159942-4550	400.00	1,158.29	1,558.29

R-159942-4555	400.00	1,158.29	1,558.29
R-159942-4560	400.00	-	400.00
R-159942-4565	400.00	1,158.29	1,558.29
R-159942-4570	400.00	1,158.29	1,558.29
R-159942-4575	400.00	1,158.29	1,558.29
R-159942-4580	400.00	1,158.29	1,558.29
R-159942-4585	400.00	1,158.29	1,558.29
R-159942-4590	400.00	1,158.29	1,558.29
R-159942-4595	400.00	1,158.29	1,558.29
R-159942-4600	400.00	1,158.29	1,558.29
R-159942-4605	400.00	1,158.29	1,558.29
R-159942-4610	400.00	1,158.29	1,558.29
R-159942-4615	400.00	1,158.29	1,558.29
R-159942-4620	400.00	1,158.29	1,558.29
R-159942-4625	400.00	1,158.29	1,558.29
R-159942-4630	400.00	1,158.29	1,558.29
R-159942-4635	400.00	1,158.29	1,558.29
R-159942-4640	400.00	1,158.29	1,558.29
R-159942-4645	400.00	1,158.29	1,558.29
R-159942-4650	400.00	1,158.29	1,558.29
R-159942-4655	400.00	1,158.29	1,558.29
R-159942-4660	400.00	1,158.29	1,558.29
R-159942-4665	400.00	1,158.29	1,558.29
R-159942-4670	400.00	1,158.29	1,558.29
R-159942-4675	400.00	1,158.29	1,558.29
R-159942-4680	400.00	1,158.29	1,558.29
R-159942-4685	400.00	1,158.29	1,558.29
R-159942-4690	400.00	1,158.29	1,558.29
R-159942-4695	400.00	1,158.29	1,558.29
R-159942-4700	400.00	1,158.29	1,558.29
R-159942-4705	400.00	1,158.29	1,558.29
R-159942-4710	400.00	1,158.29	1,558.29
R-159942-4740			-
R-159942-4750			-
R-159942-4770			-
R-159942-4780			-
R-159942-4790	400.00	1,158.29	1,558.29
R-159942-4795	400.00	1,158.29	1,558.29
R-159942-4800	400.00	1,158.29	1,558.29
R-159942-4805	400.00	1,158.29	1,558.29
R-159942-4810	400.00	1,158.29	1,558.29
R-159942-4815	400.00	1,158.29	1,558.29
R-159942-4820	400.00	1,158.29	1,558.29
R-159942-4825	400.00	1,158.29	1,558.29
R-159942-4830	400.00	1,158.29	1,558.29
R-159942-4835	400.00	1,158.29	1,558.29
R-159942-4840	400.00	1,158.29	1,558.29

R-159942-4845	400.00	1,158.29	1,558.29
R-159942-4850	400.00	1,158.29	1,558.29
R-159942-4855	400.00	1,158.29	1,558.29
R-159942-4860	400.00	1,158.29	1,558.29
R-159942-4865	400.00	1,158.29	1,558.29
R-159942-4870	400.00	1,158.29	1,558.29
R-159942-4875	400.00	1,158.29	1,558.29
R-159942-4880	400.00	1,158.29	1,558.29
R-159942-4885	400.00	1,158.29	1,558.29
R-159942-4890	400.00	1,158.29	1,558.29
R-159942-4895	400.00	1,158.29	1,558.29
R-159942-4900	400.00	1,158.29	1,558.29
R-159942-4905	400.00	1,158.29	1,558.29
R-159942-4910	400.00	1,158.29	1,558.29
R-159942-4915	400.00	1,158.29	1,558.29
R-159942-4920	400.00	1,158.29	1,558.29
R-159942-4925	400.00	1,158.29	1,558.29
R-159942-4930	400.00	1,158.29	1,558.29
R-159942-4935	400.00	1,158.29	1,558.29
R-159942-4940	400.00	1,158.29	1,558.29
R-159942-4945	400.00	1,158.29	1,558.29
R-159942-4950	400.00	1,158.29	1,558.29
R-159942-4955	400.00	1,158.29	1,558.29
R-159942-4960	400.00	1,158.29	1,558.29
R-159942-4965	400.00	1,158.29	1,558.29
R-159942-4970	400.00	1,158.29	1,558.29
R-159942-4975	400.00	1,158.29	1,558.29
R-159942-4980	400.00	1,158.29	1,558.29
R-159942-4985	400.00	1,158.29	1,558.29
R-159942-4990	400.00	1,158.29	1,558.29
R-159942-4995	400.00	1,158.29	1,558.29
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R-159942-5005	400.00	1,158.29	1,558.29
R-159942-5010	400.00	1,158.29	1,558.29
R-159942-5015	400.00	1,158.29	1,558.29
R-159942-5020	400.00	1,158.29	1,558.29
R-159942-5025	400.00	1,158.29	1,558.29
R-159942-5030	400.00	1,158.29	1,558.29
R-159942-5035	400.00	1,158.29	1,558.29
R-159942-5040	400.00	1,158.29	1,558.29
R-159942-5045	400.00	1,158.29	1,558.29
R-159942-5050	400.00	1,158.29	1,558.29
R-159942-5055	400.00	1,158.29	1,558.29
R-159942-5060	400.00	1,158.29	1,558.29
R-159942-5065	400.00	1,158.29	1,558.29
R-159942-5070	400.00	1,158.29	1,558.29
R-159942-5075	400.00	1,158.29	1,558.29

R-159942-5080	400.00	1,158.29	1,558.29
R-159942-5085	400.00	1,158.29	1,558.29
R-159942-5090	400.00	1,158.29	1,558.29
R-159942-5095	400.00	1,158.29	1,558.29
R-159942-5100	400.00	1,158.29	1,558.29
R-159942-5105	400.00	1,158.29	1,558.29
R-159942-5110	400.00	1,158.29	1,558.29
R-159942-5115	400.00	1,158.29	1,558.29
R-159942-5120	400.00	1,158.29	1,558.29
R-159942-5125	400.00	1,158.29	1,558.29
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R-159942-5135	400.00	1,158.29	1,558.29
R-159942-5140	400.00	1,158.29	1,558.29
R-159942-5145	400.00	1,158.29	1,558.29
R-159942-5150	400.00	1,158.29	1,558.29
R-159942-5155	400.00	-	400.00
R-159942-5160	400.00	1,158.29	1,558.29
R-159942-5165	400.00	1,158.29	1,558.29
R-159942-5170	400.00	1,158.29	1,558.29
R-159942-5175	400.00	1,158.29	1,558.29
R-159942-5180	400.00	1,158.29	1,558.29
R-159942-5185	400.00	1,158.29	1,558.29
R-159942-5190	400.00	1,158.29	1,558.29
R-159942-5195	400.00	1,158.29	1,558.29
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R-159942-5205	400.00	1,158.29	1,558.29
R-159942-5210	400.00	1,158.29	1,558.29
R-159942-5215	400.00	1,158.29	1,558.29
R-159942-5220	400.00	1,158.29	1,558.29
R-159942-5225	400.00	1,158.29	1,558.29
R-159942-5230	400.00	1,158.29	1,558.29
R-159942-5235	400.00	1,158.29	1,558.29
R-159942-5240	400.00	1,158.29	1,558.29
R-159942-5245	400.00	1,158.29	1,558.29
R-159942-5250	400.00	1,158.29	1,558.29
R-159942-5255	400.00	1,158.29	1,558.29
R-159942-5260	400.00	1,158.29	1,558.29
R-159942-5265	400.00	1,158.29	1,558.29
R-159942-5270	400.00	1,158.29	1,558.29
R-159942-5275	400.00	1,158.29	1,558.29
R-159942-5280	400.00	1,158.29	1,558.29
R-159942-5285	400.00	1,158.29	1,558.29
R-159942-5290	400.00	1,158.29	1,558.29
R-159942-5295	400.00	1,158.29	1,558.29
R-159942-5300	400.00	1,158.29	1,558.29
R-159942-5305	400.00	1,158.29	1,558.29
R-159942-5310	400.00	1,158.29	1,558.29

R-159942-5315		400.00	1,158.29	1,558.29
R-159942-5320		400.00	1,158.29	1,558.29
R-159942-5325		400.00	1,158.29	1,558.29
R-159942-5330		400.00	1,158.29	1,558.29
R-159942-5335		400.00	1,158.29	1,558.29
R-159942-5340		400.00	1,158.29	1,558.29
R-159942-5345		400.00	1,158.29	1,558.29
R-159942-5350		400.00	1,158.29	1,558.29
R-159942-5355		400.00	1,158.29	1,558.29
R-159942-5360		400.00	1,158.29	1,558.29
R-159942-5365		400.00	1,158.29	1,558.29
R-159942-5370		400.00	1,158.29	1,558.29
R-159942-5375		400.00	1,158.29	1,558.29
R-159942-5380		400.00	1,158.29	1,558.29
R-159942-5385		400.00	1,158.29	1,558.29
R-159942-5390		400.00	1,158.29	1,558.29
R-159942-5395		400.00	1,158.29	1,558.29
R-159942-5400		400.00	1,158.29	1,558.29
R-159942-5405		400.00	1,158.29	1,558.29
R-159942-5410		400.00	1,158.29	1,558.29
R-159942-5415		400.00	1,158.29	1,558.29
R-159942-5420		400.00	1,158.29	1,558.29
R-159942-5425		400.00	1,158.29	1,558.29
R-159942-5430		400.00	1,158.29	1,558.29
R-159942-5435		400.00	1,158.29	1,558.29
R-159942-5440		400.00	1,158.29	1,558.29
	gross	152,000.00	432,040.54	584,040.54
	fee	11,400.00	32,403.04	
		140,600.00	399,637.50	
	budget	140,599.70	399,637.50	
	variance	0.30	(0.00)	



Cedar Pointe Community Development District

**Consideration of Resolution 2025-06, Adopting the
Annual Meeting Schedule for Fiscal Year
2025/2026**

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL
YEAR 2025-2026**

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 2025-2026 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 2025-2026 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 10TH DAY OF JULY, 2025.

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 2025-2026**

October 16, 2025
January 15, 2026
April 16, 2026
July 16, 2026

All meetings will convene at 11:15 a.m. at 14785 Old St. Augustine Road, Suite 3, Jacksonville, FI, 32258



Cedar Point Community Development District

Discussion Pertaining Auditor Selection



Cedar Point Community Development District

Ratification of Arbitrage Rebate Engagement Letter

GNP Services, CPA, PA

www.gnpcpas.com

5000 US Highway 17 S #18187
Fleming Island, FL 32003

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

June 9, 2025

Mr. Kwame Jackson
Assistant District Manager
PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

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

Dear Mr. Jackson:

This letter is to confirm and specify the terms of our prospective engagement to provide arbitrage rebate services for the Bond listed on the attached schedule (the "Bonds") and to clarify the nature and extent of the services we will provide. In order to ensure an understanding of our mutual responsibilities, we ask all clients for whom services are to be performed to confirm the following understanding.

We will perform mathematical computations to calculate the arbitrage rebate liability for the Bonds. We will also prepare any Internal Revenue Service forms that are required to be filed in connection with the arbitrage rebate liability for the Bonds.

The mathematical computations will be performed using information that you or the Bonds trustee will furnish to us. We will make no audit or other verification of the data you submit, although we may need to ask you for clarification of some of the information.

It is your responsibility and that of the Bonds trustee to provide all the information required for the preparation of the complete and accurate calculation of the arbitrage rebate liability. You represent that the information you are supplying to us is accurate and complete to the best of your knowledge. You should retain all the documents and other data that form the basis of the calculation of the arbitrage rebate liability. These may be necessary to prove the accuracy and completeness of any returns required to be filed with a taxing authority.

Our work in connection with the preparation of the calculation of the arbitrage rebate liability does not include any procedures designed to discover defalcation or other irregularities, should any exist.

We will use our judgment in resolving questions where the tax law is unclear, or where there may be conflicts between the taxing authorities' interpretations of the law and other supportable positions. We plan to perform reasonable research to support positions taken in your returns. Unless otherwise instructed by you, we will resolve such questions in your favor whenever possible.

The law provides for a penalty to be imposed on any underpayment that results from negligence or disregard of rules or regulations. Negligence "includes any failure to make a reasonable attempt to comply..." with the code. Disregard "includes any careless, reckless or intentional disregard". The law also provides various other penalties that may be imposed when taxpayers understate their tax liability. If the tax authorities assess penalties, you agree to be responsible for their payment and not to look to us for reimbursement.

Your returns may be selected for review by the taxing authorities. Any proposed adjustments by the examining agent are subject to certain rights of appeal. In the event of such government tax examination, we recommend that you hire a competent professional to represent you. We will be available, upon request, to represent you and will render additional invoices for the time and expenses incurred.

Our fee for these services will be as set forth on Schedule A. Payment is due on receipt. Invoices not paid within ten days are subject to interest at the rate of 1% per month, prorated for the applicable number of days. After ninety days if the invoice remains unpaid, the account may be turned over to a collection agency. Any costs related to collection will be your responsibility.

Our report will be delivered to the email address you specify on the attachment to this engagement letter. Please complete the name, title, phone number and email address for each recipient to whom you would like the report to be sent.

We will not be providing any services nor preparing any returns for you that are not covered by this agreement. If you do not accept the above conditions we will be unable to provide any services. If you have any questions regarding anything in this letter, you may contact me using the information shown above. We want to express our appreciation for this opportunity to work with you.

Sincerely,

A handwritten signature in black ink that reads "GNP Services, CPA, PA". The signature is written in a cursive, flowing style.

GNP Services, CPA, PA

**SCHEDULE A
FEES FOR INSTALLMENT COMPUTATION PERIOD
REBATABLE ARBITRAGE LIABILITY CALCULATIONS**

Cedar Pointe Community Development District
\$8,090,000 Capital Improvement Revenue Bonds
Series 2005A

Installment Computation Period Fees (5/31/22 - 5/31/25)

Total Digital Asset Computation Period Fees

\$

1,500 (*)

(*) The fee does not include providing any services to allocate commingled funds.

Additional Fees, if applicable:

Preparation of IRS forms	\$	100
Commingled funds	\$	250
Refunding/refunded issues	\$	250
Variable rate issues	\$	250
Yield restriction test	\$	250

Proposal to perform installment data arbitrage liability calculation is accepted
as evidenced by the signature below.



CDD Board Chairperson

Signature

Title

Susan Calvo

Printed Name

912-271-6010

Telephone Number

susanboss32@gmail.com

Email

Report Recipients:

Printed Name

Title

Telephone Number

Email

Printed Name

Title

Telephone Number

Email

Printed Name

Title

Telephone Number

Email

Printed Name

Title

Telephone Number

Email



Cedar Point Community Development District

**Ratification of Payment Authorizations
237 — 244**

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 237

4/4/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	JEA 5403 Clapboard Creek Dr Apt IR01; 02/19/25-03/31/25	Acct: 9314429733	\$ 31.58
2	VGlobalTech Quarter 1 ADA Audit	7130	\$ 300.00
	Monthly Website Fee: April 2025	7221	\$ 110.00
TOTAL			\$ 441.58

Kwame Jackson

Secretary / Assistant Secretary

Susan Costello

Chairman / Vice Chairman

—

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 238

4/11/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	Charles Aquatics Lake Maintenance: April 2025	52970	\$ 1,851.00
2	Jacksonville Daily Record Legal Advertising on 04/10/25	25-01847D	\$ 131.50
3	Yellowstone Landscape Landscape Maintenance: April 2025	892768	\$ 858.04
TOTAL			\$ 2,840.54

Vivian Carvalho

Secretary / Assistant Secretary

Shawn Scott

Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 239
5/2/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	JEA 5403 Clapboard Creek Dr Apt 1010 03/31/25-04/29/25	Acct: 9314429733	\$ 27.33
2	PFM Group Consulting District Management Fee: April 2025	DM-04-2025-10	\$ 1,833.33
3	VGlobalTech Monthly Website Fee: May 2025	7295	\$ 110.00
4	Yellowstone Landscape Landscape Maintenance: May 2025	907029	\$ 858.04
TOTAL			\$ 2,828.70


Secretary / Assistant Secretary


Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 240

5/9/2025

Item No.	Payee	Invoice Number	General Fund FY2025
1	Charles Aquatics Lake Maintenance: May 2025	53165	\$ 1,851.00

TOTAL	\$ 1,851.00
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Vivian Carvalho

Secretary / Assistant Secretary

Susan Scott

Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 241

5/16/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	High Tide Electric Lighting/Electrical Repairs	050425-1	\$ 335.44
2	PFM Group Consulting District Management Fee: May 2025 Postage: April 2025	DM-05-2025-10 ●EEXP-05-2025-12	\$ 1,833.33 \$ 0.69
3	PRIME AE Group Engineering Services Through 03/31/25	54554	\$ 340.00
TOTAL			\$ 2,509.46

Kwame Jackson

Secretary / Assistant Secretary

Shawn [Signature]

Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 242

5/23/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	Berger, Toombs, Elam, Gaines & Frank Audit FY 2024	372221	\$ 3,550.00
TOTAL			\$ 3,550.00

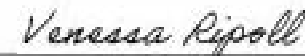
Vanessa Ricoll
Secretary / Assistant Secretary

Susan Scott
Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 243
6/8/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	Charles Aquatics Lake Maintenance: June 2025	53357	\$ 1,851.00
2	JEA 5403 Clapboard Creek Dr Apt 1R01; 04/29/2505/29/25	Acct: 9314429733	\$ 27.33
3	Lucas Tree Service Tree Trimming / Debris Removal	10051	\$ 800.00
4	PFM Group Consulting District Management Fee: June 2025 FedEx: May 2025	DM-06-2025-10 OE-EXP-06-2025-08	\$ 1,833.33 \$ 16.91
5	VGlobalTech Monthly Website Fee: June 2025	7376	\$ 110.00
6	Yellowstone Landscape Landscape Maintenance: June 2025	930293	\$ 858.04
TOTAL			\$ 5,496.61


Secretary / Assistant Secretary


Chairman / Vice Chairman

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 244

6/13/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	Jacksonville Daily Record Legal Advertising on 06/12/25	25-03236D	\$ 149.00
TOTAL			\$ 149.00

Vivian Carvalho

Secretary / Assistant Secretary

Susan C. W.

Chairman / Vice Chairman

—



Cedar Pointe Community Development District

Review of District Financial Statements



Cedar Pointe CDD

May 2025 Financial Package

May 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



Cedar Pointe CDD
Statement of Financial Position
As of 5/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$81,839.30				\$81,839.30
State Board of Administration	9,693.44				9,693.44
Assessments Receivable	344.62				344.62
Assessments Receivable		\$1,312.57			1,312.57
Debt Service Reserve 2005A		239,938.03			239,938.03
Revenue 2005A		176,025.11			176,025.11
Prepayment 2005A		16,814.81			16,814.81
Deferred Cost 2005A			\$2,374.27		2,374.27
Total Current Assets	<u>\$91,877.36</u>	<u>\$434,090.52</u>	<u>\$2,374.27</u>	<u>\$0.00</u>	<u>\$528,342.15</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$432,777.95	\$432,777.95
Amount To Be Provided				2,657,222.05	2,657,222.05
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,090,000.00</u>	<u>\$3,090,000.00</u>
Total Assets	<u><u>\$91,877.36</u></u>	<u><u>\$434,090.52</u></u>	<u><u>\$2,374.27</u></u>	<u><u>\$3,090,000.00</u></u>	<u><u>\$3,618,342.15</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$5,724.02				\$5,724.02
Deferred Revenue	344.62				344.62
Deferred Revenue		\$1,312.57			1,312.57
Total Current Liabilities	<u>\$6,068.64</u>	<u>\$1,312.57</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$7,381.21</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$3,090,000.00	\$3,090,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,090,000.00</u>	<u>\$3,090,000.00</u>
Total Liabilities	<u><u>\$6,068.64</u></u>	<u><u>\$1,312.57</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,090,000.00</u></u>	<u><u>\$3,097,381.21</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$254,295.36				\$254,295.36
Net Assets - General Government	(202,016.44)				(202,016.44)
Current Year Net Assets - General Government	33,529.80				33,529.80
Net Assets, Unrestricted		\$418,203.76			418,203.76
Current Year Net Assets, Unrestricted		14,574.19			14,574.19
Net Assets, Unrestricted			\$146,228.16		146,228.16
Current Year Net Assets, Unrestricted			(143,853.89)		(143,853.89)
Total Net Assets	<u><u>\$85,808.72</u></u>	<u><u>\$432,777.95</u></u>	<u><u>\$2,374.27</u></u>	<u><u>\$0.00</u></u>	<u><u>\$520,960.94</u></u>
Total Liabilities and Net Assets	<u><u>\$91,877.36</u></u>	<u><u>\$434,090.52</u></u>	<u><u>\$2,374.27</u></u>	<u><u>\$3,090,000.00</u></u>	<u><u>\$3,618,342.15</u></u>



Cedar Pointe CDD
Statement of Activities
As of 5/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$105,133.50				\$105,133.50
On-Roll Assessments		\$400,424.25			400,424.25
Other Assessments		25,942.45			25,942.45
Inter-Fund Group Transfers In		(7,098.11)			(7,098.11)
Inter-Fund Transfers In			\$7,098.11		7,098.11
Total Revenues	<u>\$105,133.50</u>	<u>\$419,268.59</u>	<u>\$7,098.11</u>	<u>\$0.00</u>	<u>\$531,500.20</u>
<u>Expenses</u>					
Supervisor Fees	\$2,200.00				\$2,200.00
Public Official Insurance	3,403.00				3,403.00
Trustee Services	3,717.38				3,717.38
District Management	14,666.64				14,666.64
Engineering	340.00				340.00
Disclosure Agent	2,500.00				2,500.00
District Counsel	1,330.55				1,330.55
Assessment Administration	5,000.00				5,000.00
Audit	3,550.00				3,550.00
Legal Advertising	217.88				217.88
Contingency	7,227.94				7,227.94
Web Site Maintenance	1,480.00				1,480.00
Dues, Licenses, and Fees	175.00				175.00
Water Reclaimed	68.43				68.43
General Insurance	4,423.00				4,423.00
Lake Maintenance	14,808.00				14,808.00
Landscaping Maintenance & Material	6,789.41				6,789.41
Miscellaneous	1.38				1.38
Principal Payment		\$240,000.00			240,000.00
Interest Payments		178,987.50			178,987.50
Capital Expenditures			\$151,142.18		151,142.18
Total Expenses	<u>\$71,898.61</u>	<u>\$418,987.50</u>	<u>\$151,142.18</u>	<u>\$0.00</u>	<u>\$642,028.29</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$294.91				\$294.91
Interest Income		\$14,293.10			14,293.10
Interest Income			\$850.34		850.34
Net Increase (Decrease) in FV of Inv			(660.16)		(660.16)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$294.91</u>	<u>\$14,293.10</u>	<u>\$190.18</u>	<u>\$0.00</u>	<u>\$14,778.19</u>
Change In Net Assets	\$33,529.80	\$14,574.19	(\$143,853.89)	\$0.00	(\$95,749.90)
Net Assets At Beginning Of Year	<u>\$52,278.92</u>	<u>\$418,203.76</u>	<u>\$146,228.16</u>	<u>\$0.00</u>	<u>\$616,710.84</u>
Net Assets At End Of Year	<u><u>\$85,808.72</u></u>	<u><u>\$432,777.95</u></u>	<u><u>\$2,374.27</u></u>	<u><u>\$0.00</u></u>	<u><u>\$520,960.94</u></u>



Cedar Pointe CDD
Budget to Actual
For the Month Ending 5/31/2025

	Actual	Year to Date Budget	Variance	Adopted FY 2025 Budget	Percentage Spent
<u>Revenues</u>					
Assessments	\$ 105,133.50	\$ 70,318.00	\$ 34,815.50	\$ 105,477.00	99.67%
Carry Forward Surplus	-	20,000.00	(20,000.00)	30,000.00	0.00%
Net Revenues	\$ 105,133.50	\$ 90,318.00	\$ 14,815.50	\$ 135,477.00	77.60%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 2,200.00	\$ 2,133.33	\$ 66.67	\$ 3,200.00	68.75%
Public Official Insurance	3,403.00	2,399.33	1,003.67	3,599.00	94.55%
Trustee	3,717.38	2,500.00	1,217.38	3,750.00	99.13%
District Management Fees	14,666.64	14,666.67	(0.03)	22,000.00	66.67%
Disclosure Agent	2,500.00	3,333.33	(833.33)	5,000.00	50.00%
District Counsel	1,330.55	2,066.67	(736.12)	3,100.00	42.92%
Assessment Administration	5,000.00	3,333.33	1,666.67	5,000.00	100.00%
Reamortization Schedule	-	166.67	(166.67)	250.00	0.00%
Audit Fees	3,550.00	2,733.33	816.67	4,100.00	86.59%
Arbitrage	-	666.67	(666.67)	1,000.00	0.00%
Legal Advertising	217.88	666.67	(448.79)	1,000.00	21.79%
Contingency (Repairs / Maintenance / Improvements / Misc)	7,567.94	13,333.33	(5,765.39)	20,000.00	37.84%
Web Site Maintenance	1,480.00	1,680.00	(200.00)	2,520.00	58.73%
Dues, Licenses & Fees	175.00	116.67	58.33	175.00	100.00%
Electric	-	500.00	(500.00)	750.00	0.00%
Reclaimed Water	68.43	5,600.00	(5,531.57)	8,400.00	0.81%
Maintenance of Trees/Wetlands	-	666.67	(666.67)	1,000.00	0.00%
General Insurance	4,423.00	3,118.67	1,304.33	4,678.00	94.55%
Lake Maintenance	14,808.00	15,016.67	(208.67)	22,525.00	65.74%
Landscape Maintenance	6,789.41	15,386.67	(8,597.26)	23,080.00	29.42%
Office Misc (Phone / Postage / Travel)	1.38	233.33	(231.95)	350.00	0.39%
Total General & Administrative Expenses	\$ 71,898.61	\$ 90,318.00	\$ (18,419.39)	\$ 135,477.00	53.07%
Total Expenses	\$ 71,898.61	\$ 90,318.00	\$ (18,419.39)	\$ 135,477.00	53.07%
Income (Loss) from Operations	\$ 33,234.89	\$ -	\$ 33,234.89	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 294.91	\$ -	\$ 294.91	\$ -	
Total Other Income (Expense)	\$ 294.91	\$ -	\$ 294.91	\$ -	
Net Income (Loss)	\$ 33,529.80	\$ -	\$ 33,529.80	\$ -	