

Cedar Pointe Community Development District

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

www.cedarpointecdd.com

The Auditor Selection Committee meeting and meeting of the Board of Supervisors of **Cedar Pointe Community Development District** will be held on **Thursday, October 16, 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>

AUDITOR SELECTION COMMITTEE MEETING AGENDA

- Call to Order
- Public Comment Period
- 1. Review of Auditing Services Proposal
 - a. Grau & Associates
- 2. Ranking of Auditing Services Proposal
- Adjournment

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 July 10, 2025, Board of Supervisors' Rescheduled Meeting
2. Consideration of **Resolution 2026-01, Adopting a Revised Fiscal Year 2025 O&M Budget**
3. Consideration of **Resolution 2026-02, Adopting Goals, Objectives, and Performance Measures and Standards**
4. Consideration of US Bank Fee Increase Letter
5. Consideration of Recommendation of Auditor Selection Committee
6. Ratification of Payment Authorizations 245 — 255
7. Review of District Financial Statements

Other Business

- Staff Reports



- District Counsel
 - District Engineer
 - District Manager
 - Next meeting: January 15, 2026
- Supervisors Requests and Comments

Adjournment



Cedar Point Community Development District

AUDITOR SELECTION COMMITTEE MEETING



Cedar Point Community Development District

Review of Auditing Services Proposal

a. Grau & Associates



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT

Due Date: September 3, 2025
4:00PM

Submitted to:

Cedar Pointe
Community Development District
c/o District Manager
3501 Quadrangle Blvd, Suite 270
Orlando, Florida 32817

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

September 3, 2025

Cedar Pointe Community Development District
c/o District Manager
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to Cedar Pointe Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
11 Professional Staff
2 Administrative Professionals



2005

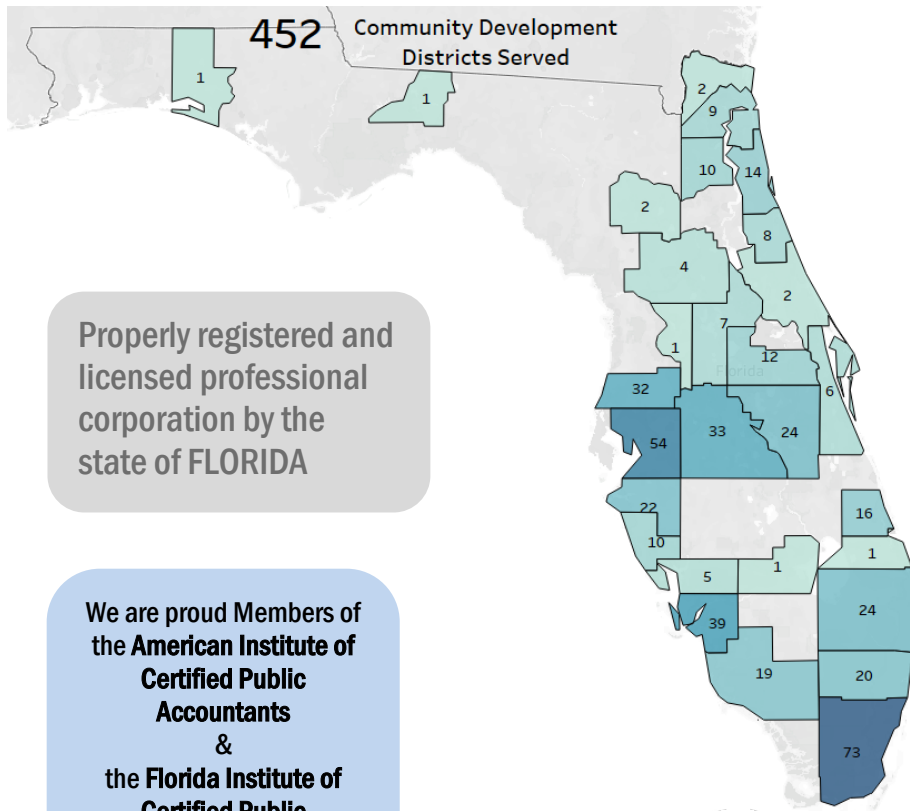
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**



Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

March 17, 2023

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

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

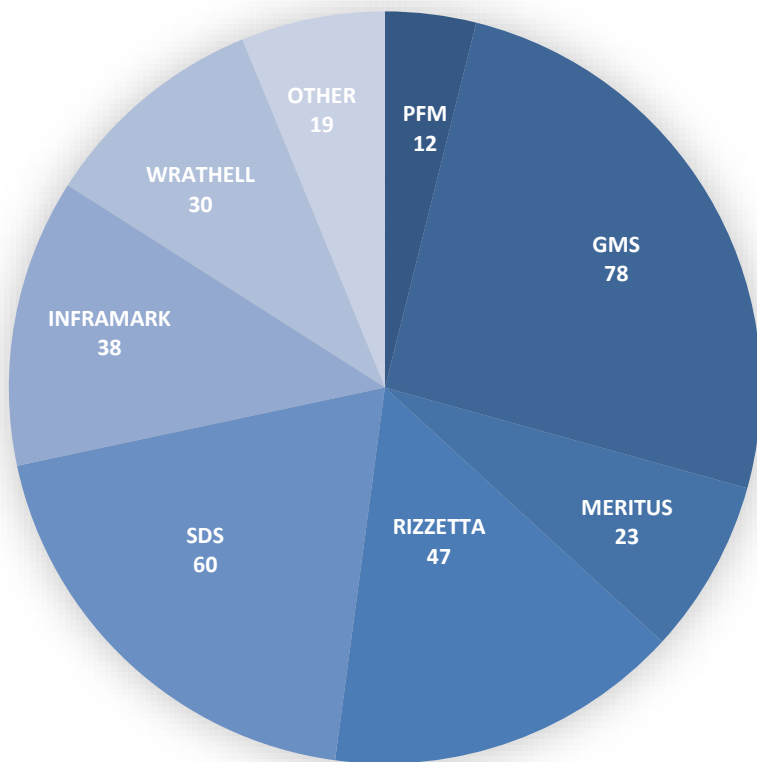
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

58 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing Audits: 13+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

64 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I, II, IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
58
82 (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
Master of Accounting
Nova Southeastern University (2002)
Bachelor of Science
Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
AICPA Certified Information Technology Professional (2018)
AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderdale GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2027 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$3,800
2026	\$3,900
2027	<u>\$4,000</u>
TOTAL (2025-2027)	<u>\$11,700</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Cedar Pointe Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**



Cedar Point Community Development District

Ranking of Auditing Services Proposal

Cedar Pointe CDD

Auditor Selection - Manager Recommended Rankings

Criteria	Possible Points	Grau	Grau Points
Ability of Personnel	20.0	Qualified, Multiple CPAs on Staff	20.0
Proposer's Experience	20.0	Extensive CDD Experience	20.0
Understanding of Scope of Work	20.0	Sufficient	20.0
Ability to Furnish Required Services	20.0	Capable	20.0
Price for Services for Three Years	20.0	\$3,800 + \$3.900 + \$4,000 = \$11.700	20
Total	100.0		100.0



Cedar Point Community Development District

BOARD OF SUPERVISORS' MEETING



Cedar Point Community Development District

**Consideration of Minutes of the July 10, 2025,
Board of Supervisors Meeting**

MINUTES OF MEETING

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

**Thursday, July 10, 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	
Malcolm Hogan	Assistant Secretary	(via phone)
Kelly White	Assistant Secretary	(via phone)
Robin Brown	Assistant Secretary	

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Kwame Jackson	ADM - PFM Group Consulting LLC	(via phone)
Kiara Cuesta	District Accountant - PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant - PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

The meeting was called to order at 11:15 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 Minutes of the:

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

The Board reviewed the minutes.

ON MOTION by Mr. Schoonover, seconded by Ms. Calvo, with all in favor, the Board approved the Minutes of the April 17, 2025, Board of Supervisors Meeting and the April 17, 2025, Auditor Selection Committee Meeting.

**Letter from Supervisor of Elections –
Duval County**

Ms. Carvalho noted there are 559 registered voters in the district, as of April 15, 2025, per the letter from the Supervisor of Elections – Duval County.

ON MOTION by Ms. Calvo, seconded by Mr. Schoonover, with all in favor, the Board accepted the Letter from the Supervisor of Elections – Duval County.

**Review & Acceptance of Fiscal Year 2024
Audit Report**

Ms. Carvalho noted this is an annual requirement. The report has been reviewed by District Staff, District Counsel, and the Chair. The report will be available on the district's website.

ON MOTION by Ms. Calvo, seconded by Ms. Brown, with all in favor, the Board accepted the Fiscal Year 2024 Audit Report.

**Review & Acceptance of Series 2005A
Arbitrage Rebate Report**

Ms. Carvalho gave an overview of the report and noted this is a requirement every five years for the district. She noted there is no arbitrage due.

ON MOTION by Ms. Calvo, seconded by Mr. Schoonover, with all in favor, the Board accepted the Series 2005A Arbitrage Rebate Report.

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**

ON MOTION by Mr. Schoonover, seconded by Ms. Calvo, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Annual Budget.

There were no public comments.

Ms. Carvalho reviewed the resolution and the exhibits. She noted the budget was reviewed by the Board in April and there is an increase in budget due to District projects.

Ms. Glasgow noted the increase is mainly due to the removal of the carry-forward surplus.

There was discussion regarding the reclaimed water fee, which was noted to be irrigation.

Ms. White noted there is additional landscaping, which would cause the increase.

Ms. Glasgow noted that these were JEA invoices that started in March 2025.

There was also discussion regarding the possibility of a well.

Ms. Carvalho will follow up with Mr. Veazey.

Mr. Brockmeier stated that it is a requirement of the state to use the lowest quality water for irrigation, with the first option being reclaimed water. This water would have to be exhausted prior to installing a well.

Mr. Schoonover recommended looking into the JEA meter to verify the rate of measure.

Ms. Carvalho will follow up.

Ms. Carvalho reviewed the crime insurance line item. She will follow up with the policy breakdown.

ON MOTION by Ms. Calvo, seconded by Ms. Brown, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Carvalho gave an overview of the resolution and noted it will be posted on the district's website.

ON MOTION by Mr. Schoonover, seconded by Ms. Calvo, with all in favor, the Board approved Resolution 2025-04, Adopting the Fiscal Year 2025/2026 Budget and Appropriating Funds.

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

Ms. Carvalho gave an overview of the resolution. This is to carry out the assessment roll and certify it with the tax collector.

There was discussion regarding the areas that are not assessed. Ms. White noted those areas are parcels that have not been conveyed to the district or are community amenities. It was noted that some of the parcels have prepaid their debt obligation, and every platted lot pays the same amount.

ON MOTION by Ms. Calvo, seconded by Ms. Schoonover, with all in favor, the Board approved Resolution 2025-05, Levying O&M Assessments and Certifying an Assessment Roll.

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

Ms. Carvalho reviewed the meeting schedule. It was noted the meetings will be held at the same location, at 11:15 a.m., on a quarterly basis, on the third Thursday of the month.

ON MOTION by Mr. Schoonover, seconded by Ms. Brown, with all in favor, the Board approved Resolution 2025-06, Adopting the Annual Meeting Schedule for Fiscal Year 2025/2026.

Discussion Pertaining to Auditor Selection

Ms. Carvalho noted the process of selection began at the last meeting. However, no proposals have been received. She noted she will readvertise for the auditors and will also send emails to the auditors that PFM works with. These proposals will come before the Board at the October meeting.

ON MOTION by Ms. Calvo, seconded by Ms. Brown, with all in favor, the Board approved readvertising for the Auditor Selection.

Ratification of Arbitrage Rebate Engagement Letter

Ms. Carvalho noted this is for the records and has been previously approved.

ON MOTION by Mr. Schoonover, seconded by Ms. Brown, with all in favor, the Board ratified the Arbitrage Rebate Engagement Letter.

Ratification of Payment Authorizations 237 — 244

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 Ms. Brown, with all in favor, the Board ratified Payment Authorizations 237-244.

Review of District Financial Statements

The Board reviewed the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho noted that new calendar meeting invites will be sent out and the meeting schedule will be posted on the District's website. The Board has completed their Form 1.

Audience Comments and Supervisors Requests

Mr. Hogan had a comment regarding the street paving for final asphalt lift.

Ms. White noted the final asphalt lift is usually done when the final phase of construction is complete.

Ms. Carvalho will follow up with Mr. Veazey regarding the final asphalt lift.

It was also noted that the CDD paid for half of the repair cost for the drainage on Ostrich, but it was not done up to standard. Ms. Carvalho will follow up.

FOURTH ORDER OF BUSINESS

Adjournment

There were no additional items to come before the Board.

On MOTION by Ms. Brown, seconded by Ms. Calvo, with all in favor, the Thursday, July 10, 2025, Board of Supervisors' Meeting of the Cedar Pointe Community Development District was adjourned at 11:46 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Cedar Point Community Development District

**Consideration of Resolution 2026-01,
Adopting a Revised Fiscal Year 2025
O&M Budget**

RESOLUTION 2026-01

THE REVISED ANNUAL APPROPRIATION RESOLUTION OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE REVISED ANNUAL APPROPRIATIONS AND ADOPTING THE REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025

WHEREAS, the Cedar Pointe Community Development District Board of Supervisors (the “Board”) previously approved and adopted an annual budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025; and

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

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

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budgets, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budgets, attached hereto as Exhibit “A,” are hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for fiscal year 2024-2025.

- c. That the adopted budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Revised Budget for the Cedar Pointe Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025", as adopted by the Board of Supervisors on October 7, 2025.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Cedar Pointe Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of money to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Fifteen Thousand (\$15,000) Dollars or have the effect of causing more than 15% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$15,000 or 15% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require

information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 16th day of October, 2025.

ATTEST:

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____



EXHIBIT A
Cedar Pointe Community Development District
Revised Fiscal Year 2025 Annual Operations & Maintenance Budget

	FY 2025 Adopted Budget	Actual through 9/30/25	FY 2025 Proposed Budget
<u>Revenues</u>			
Maintenance Assessments	\$ 105,477.00	\$ 105,735.06	\$ 105,477.00
Interest Income	0.00	439.64	0.00
Other Income & Other Financing Sources	0.00	0.00	0.00
Carry Forward Surplus	30,000.00	0.00	30,000.00
Net Revenues	\$ 135,477.00	\$ 106,174.70	\$ 135,477.00
<u>Expenditures</u>			
Supervisor Fees	\$ 3,200.00	\$ 3,000.00	\$ 3,200.00
Public Official Insurance	3,599.00	3,403.00	3,599.00
Trustee Services	3,750.00	3,717.38	3,750.00
District Management Fees	22,000.00	22,000.00	22,000.00
Disclosure	5,000.00	5,000.00	5,000.00
District Counsel	3,100.00	2,751.06	3,100.00
Assessment Administration	5,000.00	5,000.00	5,000.00
Re-amortization Schedule	250.00	-	250.00
Audit Fees	4,100.00	3,550.00	4,100.00
Arbitrage	1,000.00	1,500.00	1,500.00
Legal Advertising	1,000.00	804.88	1,000.00
Contingency (Repairs / Maintenance / Improvements)	20,000.00	9,894.21	20,000.00
Web Site Maintenance	2,520.00	2,220.00	2,520.00
Dues, Licenses & Fees	175.00	175.00	175.00
Electric	750.00	-	250.00
Reclaimed Water	8,400.00	205.08	8,400.00
Maintenance of Trees/Wetlands	1,000.00	-	1,000.00
General Insurance	4,678.00	4,423.00	4,678.00
Lake Maintenance	22,525.00	22,212.00	22,525.00
Landscape Maintenance	23,080.00	10,614.42	23,080.00
Office Misc (Phone / Postage / Travel)	350.00	127.01	350.00
Operation & Maintenance Expenditures	\$ 135,477.00	\$ 100,597.04	\$ 135,477.00



Cedar Point Community Development District

**Consideration of Resolution 2026-02,
Adopting Goals, Objectives,
and Performance Measures and Standards**

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 16th day of October 2025.

ATTEST:

**CEDAR POINTE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:

CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT

Goals, Objectives and Annual Reporting Form

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



Cedar Point Community Development District

Consideration of US Bank Fee Increase Letter



James Audette
U.S. Bank
5065 Wooster Rd
Cincinnati OH 45226
usbank.com

September 1, 2025

Cedar Pointe CDD
ATTN: District Manager
3501 Quadrangle Boulevard
Suite 270
Orlando FL 32817

RE: Fee Increase for Cedar Pointe CDD 2005A REV

U.S. Bank is one of the largest providers of corporate trust services in the nation and is dedicated to providing a high level of expertise and unmatched service to our clients. This commitment to the corporate trust products line has enabled US Bank to efficiently deliver quality products to meet all of your corporate trust needs. Global Corporate Trust is extremely dedicated to remaining a long-term participant in the industry through effective utilization of our people, cutting-edge technology and remarkable service delivery.

We periodically review the fee structure of customer accounts, so that we are able to continue to provide corporate trust services that meet the high service levels our customers expect and deserve. We expect to implement a modest increase in our fees, effective with fee billing cycles after 10/01/2025. You will note an increase on your next scheduled fee billing statement as follows:

Fee Type	Current Fee Amount	New Fee Amount
04200 Trustee	\$3450	\$3750
	\$	\$
	\$	\$

We believe this amount is a reasonable reflection of the increasing costs we bear in providing services to our customers. We trust you will agree that the service that you receive from U.S. Bank is commensurate with this new fee structure. We appreciate the opportunity to be of service to you, and your business is important to us. If you have any questions, please contact me.

Sincerely,

James Audette
Client Manager, U.S. Bank Global Corporate Trust
james.audette@usbank.com
7414961159595



Cedar Point Community Development District

**Ratification of Payment Authorizations
245 — 255**

**CEDARPOINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 245

6/20/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
7674	GNP Services CPA PA (CEDARP)	06/20/2025	Cedar Pointe CDD	1,500.00
25-03397D	Jacksonville Daily Record (CEDARP)	06/19/2025	Cedar Pointe CDD	289.00
Total:				1,789.00

Kwame Jackson

Secretary / Assistant Secretary

Susan Costello

Chairman / Vice Chairman

CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
53552	Charles Aquatics, Inc. (CEDARP)	07/01/2025	Cedar Pointe CDD	1,851.00
29733-063025	JEA (CEDARP)	06/30/2025	Cedar Pointe CDD	27.33
OE-EXP-07-2025-07	PFM Group Consulting LLC (CEDARP)	07/01/2025	Cedar Pointe CDD	3.60
7444	VGlobalTech (CEDARP)	06/30/2025	Cedar Pointe CDD	300.00
7506	VGlobalTech (CEDARP)	07/01/2025	Cedar Pointe CDD	110.00
949013	Yellowstone Landscape (CEDARP)	07/01/2025	Cedar Pointe CDD	858.04
Total:				3,149.97

Kwame Jackson

Susan C. W.

CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
137205	PFM Group Consulting LLC (CEDARP)	07/07/2025	Cedar Pointe CDD	1,250.00
DM-07-2025-10	PFM Group Consulting LLC (CEDARP)	07/01/2025	Cedar Pointe CDD	1,833.33
Total:				3,083.33

Venessa Ripoll

Susan [Signature]

CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
956607	Yellowstone Landscape (CEDARP)	07/16/2025	Cedar Pointe CDD	392.85
Total:				392.85

Kwame Jackson

Susan CDD

CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 249
8/8/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
53762	Charles Aquatics, Inc. (CEDARP)	08/01/2025	Cedar Pointe CDD	1,851.00
25-04214D	Jacksonville Daily Record (CEDARP)	07/31/2025	Cedar Pointe CDD	149.00
29733-072925	JEA (CEDARP)	07/29/2025	Cedar Pointe CDD	27.33
970797	Yellowstone Landscape (CEDARP)	08/01/2025	Cedar Pointe CDD	858.04
Total:				2,885.37

Vivian Carvalho

Secretary / Assistant Secretary



Chairman / Vice Chairman



S

Payment Authorization 250
8/15/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-08-2025-10	PFM Group Consulting LLC (CEDARP)	08/08/2025	Cedar Pointe CDD	1,833.33
Total:				1,833.33

Secretary / Assistant Secretary

Chairman / Vice Chairman

S

Payment Authorization 251
8/29/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
29733-082725	JEA (CEDARP)	08/27/2025	Cedar Pointe CDD	27.33
7585	VGlobalTech (CEDARP)	08/01/2025	Cedar Pointe CDD	110.00
Total:				137.33

Vivian Carvalho

Secretary / Assistant Secretary

Chairman / Vice Chairman

S

Payment Authorization 252
9/5/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
53948	Charles Aquatics, Inc. (CEDARP)	09/01/2025	Cedar Pointe CDD	1,851.00
090225-1	High Tide Electric LLC (CEDARP)	09/02/2025	Cedar Pointe CDD	1,526.27
OE-EXP-09-2025-07	PFM Group Consulting LLC (CEDARP)	09/03/2025	Cedar Pointe CDD	3.68
7667	VGlobalTech (CEDARP)	09/01/2025	Cedar Pointe CDD	110.00
991965	Yellowstone Landscape (CEDARP)	09/01/2025	Cedar Pointe CDD	858.04
Total:				4,348.99

Vivian Carvalho

Secretary / Assistant Secretary

Chairman / Vice Chairman

S

Payment Authorization 253
9/12/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-09-2025-10	PFM Group Consulting LLC (CEDARP)	09/04/2025	Cedar Pointe CDD	1,833.37
Total:				1,833.37

Venessa Ripoll

Secretary / Assistant Secretary

Chairman / Vice Chairman

S

Payment Authorization 254
9/26/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
29034	Egis Insurance Advisors, LLC (CEDARP)	09/05/2025	Cedar Pointe CDD	8,795.00
3595013	Kutak Rock LLP (CEDARP)	07/09/2025	Cedar Pointe CDD	977.51
3627261	Kutak Rock LLP (CEDARP)	09/24/2025	Cedar Pointe CDD	443.00
Total:				10,215.51

Vivian Carvalho

Secretary / Assistant Secretary

Chairman / Vice Chairman

S

Payment Authorization 255

10/3/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
54148	Charles Aquatics, Inc. (CEDARP)	10/01/2025	Cedar Pointe CDD	1,851.00
29733-092625	JEA (CEDARP)	09/26/2025	Cedar Pointe CDD	0.00
138225	PFM Group Consulting LLC (CEDARP)	09/29/2025	Cedar Pointe CDD	1,250.00
1008595	Yellowstone Landscape (CEDARP)	10/01/2025	Cedar Pointe CDD	858.04
Total:				3,959.04

Kwame Jackson

Secretary / Assistant Secretary

Chairman / Vice Chairman



Cedar Point Community Development District

Review of District Financial Statements



Cedar Pointe CDD

September 2025 Financial Package

September 30, 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 9/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$50,688.92				\$50,688.92
State Board of Administration	9,838.17				9,838.17
Debt Service Reserve 2005A		\$206,031.64			206,031.64
Revenue 2005A		181,613.57			181,613.57
Prepayment 2005A		32,605.91			32,605.91
Deferred Cost 2005A			\$39,765.20		39,765.20
Total Current Assets	<u>\$60,527.09</u>	<u>\$420,251.12</u>	<u>\$39,765.20</u>	<u>\$0.00</u>	<u>\$520,543.41</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$420,251.12	\$420,251.12
Amount To Be Provided				2,669,748.88	2,669,748.88
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$3,090,000.00</u>	<u>\$3,090,000.00</u>
Total Assets	<u><u>\$60,527.09</u></u>	<u><u>\$420,251.12</u></u>	<u><u>\$39,765.20</u></u>	<u><u>\$3,090,000.00</u></u>	<u><u>\$3,610,543.41</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$2,670.51				\$2,670.51
Total Current Liabilities	<u>\$2,670.51</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,670.51</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>\$0.00</u>	<u>\$3,090,000.00</u>	<u>\$3,090,000.00</u>
Total Liabilities	<u><u>\$2,670.51</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,090,000.00</u></u>	<u><u>\$3,092,670.51</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	5,577.66				5,577.66
Net Assets, Unrestricted		\$418,203.76			418,203.76
Current Year Net Assets, Unrestricted		2,047.36			2,047.36
Net Assets, Unrestricted			\$146,228.16		146,228.16
Current Year Net Assets, Unrestricted			(106,462.96)		(106,462.96)
Total Net Assets	<u><u>\$57,856.58</u></u>	<u><u>\$420,251.12</u></u>	<u><u>\$39,765.20</u></u>	<u><u>\$0.00</u></u>	<u><u>\$517,872.90</u></u>
Total Liabilities and Net Assets	<u><u>\$60,527.09</u></u>	<u><u>\$420,251.12</u></u>	<u><u>\$39,765.20</u></u>	<u><u>\$3,090,000.00</u></u>	<u><u>\$3,610,543.41</u></u>



Cedar Pointe CDD
Statement of Activities
As of 9/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$105,735.06				\$105,735.06
On-Roll Assessments		\$402,715.41			402,715.41
Other Assessments		42,157.93			42,157.93
Inter-Fund Group Transfers In		(44,437.15)			(44,437.15)
Inter-Fund Transfers In			\$44,437.15		44,437.15
Total Revenues	<u>\$105,735.06</u>	<u>\$400,436.19</u>	<u>\$44,437.15</u>	<u>\$0.00</u>	<u>\$550,608.40</u>
<u>Expenses</u>					
Supervisor Fees	\$3,000.00				\$3,000.00
Public Official Insurance	3,403.00				3,403.00
Trustee Services	3,717.38				3,717.38
District Management	22,000.00				22,000.00
Disclosure Agent	5,000.00				5,000.00
District Counsel	2,751.06				2,751.06
Assessment Administration	5,000.00				5,000.00
Audit	3,550.00				3,550.00
Arbitrage Calculation	1,500.00				1,500.00
Legal Advertising	804.88				804.88
Contingency	9,894.21				9,894.21
Web Site Maintenance	2,220.00				2,220.00
Dues, Licenses, and Fees	175.00				175.00
Water Reclaimed	205.08				205.08
General Insurance	4,423.00				4,423.00
Lake Maintenance	22,212.00				22,212.00
Landscaping Maintenance & Material	10,614.42				10,614.42
Miscellaneous	127.01				127.01
Principal Payments		\$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>\$100,597.04</u>	<u>\$418,987.50</u>	<u>\$151,142.18</u>	<u>\$0.00</u>	<u>\$670,726.72</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$439.64				\$439.64
Interest Income		\$20,598.67			20,598.67
Interest Income			\$902.23		902.23
Net Increase (Decrease) in FV of Inv			(660.16)		(660.16)
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$439.64</u>	<u>\$20,598.67</u>	<u>\$242.07</u>	<u>\$0.00</u>	<u>\$21,280.38</u>
Change In Net Assets	\$5,577.66	\$2,047.36	(\$106,462.96)	\$0.00	(\$98,837.94)
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>\$57,856.58</u></u>	<u><u>\$420,251.12</u></u>	<u><u>\$39,765.20</u></u>	<u><u>\$0.00</u></u>	<u><u>\$517,872.90</u></u>



Cedar Pointe CDD
Budget to Actual
For the Month Ending 9/30/2025

	Actual	Year to Date Budget	Variance	Adopted FY 2025 Budget	Percentage Spent
<u>Revenues</u>					
Assessments	\$ 105,735.06	\$ 105,477.00	\$ 258.06	\$ 105,477.00	100.24%
Carry Forward Surplus	-	30,000.00	(30,000.00)	30,000.00	0.00%
Net Revenues	\$ 105,735.06	\$ 135,477.00	\$ (29,741.94)	\$ 135,477.00	78.05%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 3,000.00	\$ 3,200.00	\$ (200.00)	\$ 3,200.00	93.75%
Public Official Insurance	3,403.00	3,599.00	(196.00)	3,599.00	94.55%
Trustee	3,717.38	3,750.00	(32.62)	3,750.00	99.13%
District Management Fees	22,000.00	22,000.00	-	22,000.00	100.00%
Disclosure Agent	5,000.00	5,000.00	-	5,000.00	100.00%
District Counsel	2,751.06	3,100.00	(348.94)	3,100.00	88.74%
Assessment Administration	5,000.00	5,000.00	-	5,000.00	100.00%
Reamortization Schedule	-	250.00	(250.00)	250.00	0.00%
Audit Fees	3,550.00	4,100.00	(550.00)	4,100.00	86.59%
Arbitrage	1,500.00	1,000.00	500.00	1,000.00	150.00%
Legal Advertising	804.88	1,000.00	(195.12)	1,000.00	80.49%
Contingency (Repairs / Maintenance / Improvements / Misc)	9,894.21	20,000.00	(10,105.79)	20,000.00	49.47%
Web Site Maintenance	2,220.00	2,520.00	(300.00)	2,520.00	88.10%
Dues, Licenses & Fees	175.00	175.00	-	175.00	100.00%
Electric	-	750.00	(750.00)	750.00	0.00%
Reclaimed Water	205.08	8,400.00	(8,194.92)	8,400.00	2.44%
Maintenance of Trees/Wetlands	-	1,000.00	(1,000.00)	1,000.00	0.00%
General Insurance	4,423.00	4,678.00	(255.00)	4,678.00	94.55%
Lake Maintenance	22,212.00	22,525.00	(313.00)	22,525.00	98.61%
Landscape Maintenance	10,614.42	23,080.00	(12,465.58)	23,080.00	45.99%
Office Misc (Phone / Postage / Travel)	127.01	350.00	(222.99)	350.00	36.29%
Total General & Administrative Expenses	\$ 100,597.04	\$ 135,477.00	\$ (34,879.96)	\$ 135,477.00	74.25%
Total Expenses	\$ 100,597.04	\$ 135,477.00	\$ (34,879.96)	\$ 135,477.00	74.25%
Income (Loss) from Operations	\$ 5,138.02	\$ -	\$ 5,138.02	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 439.64	\$ -	\$ 439.64	\$ -	
Total Other Income (Expense)	\$ 439.64	\$ -	\$ 439.64	\$ -	
Net Income (Loss)	\$ 5,577.66	\$ -	\$ 5,577.66	\$ -	