Cedar Pointe Community Development District

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

The regular meeting of the Board of Supervisors and Auditor Selection Committee of **Cedar Pointe Community Development District** will be held on **Thursday, April 17, 2025, at 11:15 a.m. 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL, 32258.** The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956 Passcode: 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]*

1. Consideration of **Resolution 2025-02, Election of Officers**

General Business Matters

2. Consideration of Minutes of the January 16, 2025, Board of Supervisors Meeting
3. Appointment of Auditor Selection Committee
4. Consideration of VGlobalTech Website Maintenance Proposed Fee Increase
5. Consideration of **Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Date** *[suggested date July 10, 2025] (provided under separate cover)*
6. Consideration of Engineers Certificate of Completion 2005A Project
7. Ratification of Payment Authorizations 231 — 236
8. Review of District Financial Statements

Other Business

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

Adjournment

pfm

AUDITOR SELECTION COMMITTEE MEETING AGENDA

- Call to Order
- Roll Call & Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Committee]*

Audit Matters

1. Review and Approval of Audit Documents
2. Audit RFP Notice
3. Instructions to Proposers
4. Evaluation Criteria – With and Without Price
5. Adjournment

Adjournment

pfm

CEDAR POINTE

COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2025-02,
Election of Officers

RESOLUTION 2025-02

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

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

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

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

Section 1. _____ is elected Chair.

Section 2. _____ is elected Vice Chair.

Section 3. Vivian Carvalho is elected Secretary.

_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
Venessa Ripoll is elected Assistant Secretary.
Kwame Jackson is elected Assistant Secretary.

Section 4. Amanda Lane is elected Treasurer.

Section 5. Jennifer Glasgow is elected as Assistant Treasurer.
Rick Montejano is elected as Assistant Treasurer.
Verona Griffith is elected as Assistant Treasurer.
Amy Champagne is elected as Assistant Treasurer.

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

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

PASSED AND ADOPTED THIS 17TH DAY of APRIL 2025

ATTEST

CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice-Chair

CEDAR POINTE

COMMUNITY DEVELOPMENT DISTRICT

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

MINUTES OF MEETING

CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES
Thursday, January 16, 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
Kelly White	Assistant Secretary
Robin Brown	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Kristin Lasky	Admin - PFM Group Consulting LLC	(via phone)
Rachel Proctor	District Accountant - PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
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 11:16 a.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with meeting. Those in attendance are outlined above.

Public Comment Period

There were no public comments.

SECOND ORDER OF BUSINESS **General Business Matters**

Administration of Oath of Office to Newly Elected Board Members

Ms. Carvalho noted that Mr. Hogan was sworn in prior to the meeting. Mr. Hogan accepted his right to compensation. Any questions can be directed to Ms. Carvalho or Ms. Buchanan.

Consideration of Minutes of the October 17, 2024, Board of Supervisors 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 October 17, 2024, Board of Supervisors Meeting.

Ratification of Audit Engagement Letter for FY 2024 Audit Report with Berger, Toombs, Elam, Gaines & Frank

Ms. Carvalho stated that every year the district must complete a financial audit. This letter reflects that the previous fiscal year's audit has begun and must be filed prior to June. This letter was authorized outside of the meeting by Ms. Calvo and is just needing ratification by the Board.

ON MOTION by Ms. White, seconded by Ms. Brown, with all in favor, the Board ratified the Audit Engagement Letter for FY 2024 Audit Report with Berger, Toombs, Elam, Gaines & Frank.

Ratification of Payment Authorizations 222 — 230

Ms. Carvalho stated these are out of the O&M budget General Fund expenses.

ON MOTION by Ms. Brown, seconded by Mr. Schoonover, with all in favor, the Board ratified Payment Authorizations 222-230.

Review of District Financial Statements

The Board reviewed the District Financial Statements. Ms. Carvalho stated the financials are as of November 30 and gave an overview for new Board Members.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – Ms. Buchanan stated that Capital Conversations will be sent via email, and they highlight any law changes that apply to CDD's.

District Engineer – Mr. Veazey provided an overview of the roadway repair that is needing to be done. He explained that the CDD is responsible for stormwater and the HOA is responsible for roads. There is a connected pipe between two ponds that seems to be causing the issue. He gave explained the possible issue with the joints of the pipes. He has received a quote from a vendor for repair in the amount of $12,310.00. The repair alone is $9,800.00, with an additional $2,500.00 for the flowable fill option. He has been in contact with Ms. Buchanan, Mr. Brockmeier, and the HOA Counsel. The recommendation is for the CDD and HOA to split the cost of the repair. There is $20,000 in the budget for general maintenance, and this would account for approximately $6,155.00 of that.

Mr. Brockmeier noted that he has looked at the issues and the field conditions in that area. Potholes have developed due to soil migration that goes down to piping or the structure. As the repair is done, this will be discovered. This is why the additional flowable fill material is recommended.

Ms. White gave an overview of the general repairs fund and noted that this would be within budget.

There was a brief discussion on where that money comes from as well as the reasoning behind splitting the cost with the HOA.

Ms. Buchanan stated a letter agreement between the HOA and CDD will be created for this project. The CDD will be the one to submit final payment.

It was noted that this issue was prior to the development of the community, as the manhole has been there for over 20 years.

On MOTION by Mr. Schoonover, seconded by Ms. Calvo, with all in favor, the Board approved the Stormwater/Road Repair Project Repair with a total amount of $12,310.00, and splitting this cost equally with the HOA.

Mr. Veazey gave an update on the pond, stormwater permit, and debris issues. He stated that the CDD owns the stormwater permit. He stated that the majority of the new phase has stabilized and there is not silt in the curb. He is going to bring in some rock to put in front of the construction road, behind the curb to reduce the debris. He has also communicated with the home site builders to note that they need to put up silt fencing and gutter buddies to protect them.

There was a brief discussion regarding the debris issues and storm protection that needs to be put up by the home site builders. This can cause future issues.

District Manager – Ms. Carvalho reminded the Board that the next meeting is April 17, 2025, at the same location, at 11:15am. This meeting will be to initiate the budget. The public hearing will be held in July.

Audience Comments and Supervisors Requests

Ms. Brown asked for an update regarding the fish located in the ponds. It was noted that the ponds have been stocked.

There was a discussion regarding the “no see-ums” and mosquitoes. The spray does not last long, and they just come back. Mr. Veazey stated the CDD could get a proposal for spring or summer to possibly get different fish or spray more, but it doesn’t get rid of them.

Mr. Schoonover stated that mosquito issues are a county problem. They can be contacted to come and spray. He suggested letting the community know who to contact.

There was brief discussion regarding the bug issues.

Ms. Calvo asked for an update on the silo outside of the gate. She noted the roof needs repair, there are several pavers/bricks just sitting on the ground, and there is a curb needing repair.

Mr. Veazey stated he needs to get a new proposal, and he will get the bricks to store in the back of the Amenity Center for now. He noted that Ms. Chamberlain is getting proposals for several areas of curb that needs repair, but that area may be the City’s responsibility, not CDD. He will look into it.

FOURTH ORDER OF BUSINESS **Adjournment**

There were no additional items to come before the Board.

Ms. Carvalho requested a motion to adjourn the meeting.

On MOTION by Mr. Schoonover, seconded by Ms. Calvo, with all in favor, the Thursday, January 16, 2025, Board of Supervisors’ Meeting of the Cedar Pointe Community Development District was adjourned at 11:37 a.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

CEDAR POINTE

COMMUNITY DEVELOPMENT DISTRICT

Appointment of Auditor Selection Committee

CEDAR POINTE

COMMUNITY DEVELOPMENT DISTRICT

Consideration of VGlobalTech Website Maintenance Proposed Fee Increase

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com

Estimate

ADDRESS
Cedar Pointe CDD
3501 Quadrangle Boulevard,
Suite 270
Orlando, FL 32817 USA

ESTIMATE # 1076
DATE 03/20/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	125.00	125.00
	Email:Email Hosting, Inbox Management & Maintenance Email setup, inbox setup and maintenance. Spam filters, virus checks, archival of emails. Support for clients - Included	1	0.00	0.00

Current price since October 2021: $110 / month
New price from October 2025: $125 / month
Web & Email hosting, maintenance and same quality service & less than 8 hrs. turnaround time for all tasks.

TOTAL **$125.00**

Accepted By

Accepted Date

CEDAR POINTE

COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2025-03,
Approving a Preliminary Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Date [suggested date July 10, 2025]

(provided under separate cover)

CEDAR POINTE

COMMUNITY DEVELOPMENT DISTRICT

Consideration of Engineers Certificate
of Completion 2005A Project

Jacksonville Office
13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

ENGINEER'S CERTIFICATION OF COMPLETION OF CONSTRUCTION
CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
SERIES 2005A PROJECT

Cedar Pointe Community Development District
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817-8329
Attn: District Manager

RE: Certification of Completion
Series 2005A Project

I hereby certify that to the best of my knowledge and belief this project has been completed in accordance with the construction plans and specifications as approved by City of Jacksonville and the St Johns River Water Management District, and that minor deviations, as listed and/or noted in the signed and sealed as-built drawings, will not prevent the project from functioning in compliance with the design intent, or other development requirements.

These determinations have been based upon that all reasonable and required inspections, tests and physical measurements have been completed by the City of Jacksonville and by the JEA to determine this work has been done in accordance with the approved construction documents, City of Jacksonville standards, and JEA standards.

The Date of Completion is: June 7, 2024 – Final Certification Issued from the City of Jacksonville.

Signature of District Engineer

(AFFIX SEAL HERE)

NEAL E. BROCKMEIER LICENSE No 54561 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by
Neal Brockmeier, PE, on 03/13/2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Neal Brockmeier, PE
Name

54561
Florida P.E. No.

Prosser, Inc.
Company Name

13901 Sutton Park Dr South, Suite 200
Company Street Address

Jacksonville FL 32224
City State Zip

(904) 739 – 3655
Telephone Number

CEDAR POINTE

COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorizations
231 – 236

CEDAR POINTE
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 231
1/10/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	**VGlobalTech**		
	Monthly Website Fee: January 2025	6943	$ 110.00
2	**Yellowstone Landscape**		
	Landscape Maintenance: January 2025	833390	$ 858.04
	TOTAL		**$ 968.04**

Vivian Carvalho
Secretary / Assistant Secretary

Chairman / Vice Chairman

CEDAR POINTE
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 232
2/7/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	**Charles Aquatics**		
	Lake Maintenance: February 2025	52556	$ 1,851.00
2	**PFM Group Consulting**		
	District Management Fee: January 2025	DM-01-2025-10	$ 1,833.33
3	**VGlobalTech**		
	Monthly Website Fee: February 2025	7019	$ 110.00
4	**Yellowstone Landscape**		
	Landscape Maintenance: February 2025	847634	$ 858.04
	TOTAL		**$ 4,652.37**

Venessa Ripoll
Secretary / Assistant Secretary

Chairman / Vice Chairman

CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 233
2/28/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	**PFM Group Consulting**		
	District Management Fee: February 2025	DM-02-2025-10	$ 1,833.33
		TOTAL	**$ 1,833.33**

Vivian Carvalho
Secretary / Assistant Secretary

Chairman / Vice Chairman

CEDAR POINTE
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 234
3/7/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	**Charles Aquatics**		
	Lake Maintenance: March 2025	52760	$ 1,851.00
2	**Yellowstone Landscape**		
	Landscape Maintenance: March 2025	871838	$ 858.04
	TOTAL		**$ 2,709.04**

Venessa Ripoll
Secretary / Assistant Secretary

Chairman / Vice Chairman

CEDAR POINTE
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 235
3/14/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	**JEA (paid online)**		
	5403 Clapboard Creek Dr Apt IR01; 02/19/25-02/27/25	Acct: 9314429733	$ 9.52
2	**Kutak Rock**		
	District Counsel Through 01/31/25	3536568	$ 428.41
3	**PFM Group Consulting**		
	Disclosure Fee S2005A: 01/01/25-03/31/25	135451	$ 1,250.00
	District Management Fee: March 2025	DM-03-2025-10	$ 1,833.33
4	**VGlobalTech**		
	Monthly Website Fee: March 2025	7097	$ 110.00
	TOTAL		**$ 3,631.26**

Venessa Ripoll
Secretary / Assistant Secretary

Chairman / Vice Chairman

CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 236
3/21/2025

Item No.	Payee	Invoice Number	General Fund FY 2025
1	**Bold City Seal**		
	Sinkhole / Exploratory Repair	2672	$ 6,892.50
		TOTAL	**$ 6,892.50**

Venessa Ripoll
Secretary / Assistant Secretary

Chairman / Vice Chairman

CEDAR POINTE

COMMUNITY DEVELOPMENT DISTRICT

Review of District Financial Statements

Cedar Pointe CDD

February 2025 Financial Package

February 28, 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 2/28/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 105,266.83				$ 105,266.83
State Board of Administration	9,584.52				9,584.52
Assessments Receivable	1,080.48				1,080.48
Assessments Receivable		$ 4,115.26			4,115.26
Debt Service Reserve 2005A		239,938.03			239,938.03
Revenue 2005A		487,060.59			487,060.59
Prepayment 2005A		10,380.27			10,380.27
Total Current Assets	$ 115,931.83	$ 741,494.15	$ -	$ -	$ 857,425.98
Investments					
Amount Available in Debt Service Funds				$ 737,378.89	$ 737,378.89
Amount To Be Provided				2,592,621.11	2,592,621.11
Total Investments	$ -	$ -	$ -	$ 3,330,000.00	$ 3,330,000.00
Total Assets	$ 115,931.83	$ 741,494.15	$ -	$ 3,330,000.00	$ 4,187,425.98
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 1,833.33				$ 1,833.33
Deferred Revenue	1,080.48				1,080.48
Deferred Revenue		$ 4,115.26			4,115.26
Total Current Liabilities	$ 2,913.81	$ 4,115.26	$ -	$ -	$ 7,029.07
Long Term Liabilities					
Revenue Bonds Payable LongTerm				$ 3,330,000.00	$ 3,330,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 3,330,000.00	$ 3,330,000.00
Total Liabilities	$ 2,913.81	$ 4,115.26	$ -	$ 3,330,000.00	$ 3,337,029.07
Net Assets					
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	60,739.10				60,739.10
Net Assets, Unrestricted		$ 418,203.76			418,203.76
Current Year Net Assets, Unrestricted		319,175.13			319,175.13
Total Net Assets	$ 113,018.02	$ 737,378.89	$ -	$ -	$ 850,396.91
Total Liabilities and Net Assets	$ 115,931.83	$ 741,494.15	$ -	$ 3,330,000.00	$ 4,187,425.98

Cedar Pointe CDD
Statement of Activities
As of 2/28/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$ 104,397.64				$ 104,397.64
On-Roll Assessments		$ 397,621.56			397,621.56
Other Assessments		9,066.25			9,066.25
Inter-Fund Group Transfers In		(4,611.15)			(4,611.15)
Inter-Fund Transfers In			$ 4,611.15		4,611.15
Total Revenues	$ 104,397.64	$ 402,076.66	$ 4,611.15	$ -	$ 511,085.45
Expenses					
Supervisor Fees	$ 1,400.00				$ 1,400.00
Public Official Insurance	3,403.00				3,403.00
Trustee Services	3,717.38				3,717.38
District Management	9,166.65				9,166.65
Disclosure Agent	1,250.00				1,250.00
District Counsel	902.14				902.14
Assessment Administration	5,000.00				5,000.00
Legal Advertising	86.38				86.38
Web Site Maintenance	850.00				850.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	4,423.00				4,423.00
Lake Maintenance	9,255.00				9,255.00
Landscaping Maintenance & Material	4,215.29				4,215.29
Miscellaneous	0.69				0.69
Interest Payments		$ 89,493.75			89,493.75
Capital Expenditures			$ 151,682.15		151,682.15
Total Expenses	$ 43,844.53	$ 89,493.75	$ 151,682.15	$ -	$ 285,020.43
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 185.99				$ 185.99
Interest Income		$ 6,592.22			6,592.22
Interest Income			$ 842.84		842.84
Total Other Revenues (Expenses) & Gains (Losses)	$ 185.99	$ 6,592.22	$ 842.84	$ -	$ 7,621.05
Change In Net Assets	$ 60,739.10	$ 319,175.13	$ (146,228.16)	$ -	$ 233,686.07
Net Assets At Beginning Of Year	$ 52,278.92	$ 418,203.76	$ 146,228.16	$ -	$ 616,710.84
Net Assets At End Of Year	$ 113,018.02	$ 737,378.89	$ -	$ -	$ 850,396.91

Cedar Pointe Community Development District

Budget to Actual

For the Month Ending 2/28/25

	Actual	Budget	Variance	Adopted FY 2025 Budget	Percentage Spent
Revenues					
Assessments	$ 104,397.64	$ 43,948.75	$ 60,448.89	$ 105,477.00	98.98%
Carry Forward Surplus	12,500.00	12,500.00	-	30,000.00	41.67%
Net Revenues	**$ 116,897.64**	**$ 56,448.75**	**$ 60,448.89**	**$ 135,477.00**	**86.29%**
General & Administrative Expenses					
Supervisor Fees	$ 1,400.00	$ 1,333.33	$ 66.67	$ 3,200.00	43.75%
Public Official Insurance	3,403.00	1,499.58	1,903.42	3,599.00	94.55%
Trustee	3,717.38	1,562.50	2,154.88	3,750.00	99.13%
District Management Fees	9,166.65	9,166.67	(0.02)	22,000.00	41.67%
Disclosure Agent	1,250.00	2,083.33	(833.33)	5,000.00	25.00%
District Counsel	902.14	1,291.67	(389.53)	3,100.00	29.10%
Assessment Administration	5,000.00	2,083.33	2,916.67	5,000.00	100.00%
Reamortization Schedule	-	104.17	(104.17)	250.00	0.00%
Audit Fees	-	1,708.33	(1,708.33)	4,100.00	0.00%
Arbitrage	-	416.67	(416.67)	1,000.00	0.00%
Legal Advertising	86.38	416.67	(330.29)	1,000.00	8.64%
Contingency (Repairs / Maintenance / Improvements / Misc)	-	8,333.33	(8,333.33)	20,000.00	0.00%
Web Site Maintenance	850.00	1,050.00	(200.00)	2,520.00	33.73%
Dues, Licenses & Fees	175.00	72.92	102.08	175.00	100.00%
Electric	-	312.50	(312.50)	750.00	0.00%
Reclaimed Water	-	3,500.00	(3,500.00)	8,400.00	0.00%
Maintenance of Trees/Wetlands	-	416.67	(416.67)	1,000.00	0.00%
General Insurance	4,423.00	1,949.17	2,473.83	4,678.00	94.55%
Lake Maintenance	9,255.00	9,385.42	(130.42)	22,525.00	41.09%
Landscape Maintenance	4,215.29	9,616.67	(5,401.38)	23,080.00	18.26%
Office Misc (Phone / Postage / Travel)	0.69	145.83	(145.14)	350.00	0.20%
Total General & Administrative Expenses	**$ 43,844.53**	**$ 56,448.75**	**$ (12,604.22)**	**$ 135,477.00**	**32.36%**
Total Expenses	**$ 43,844.53**	**$ 56,448.75**	**$ (12,604.22)**	**$ 135,477.00**	**32.36%**
Income (Loss) from Operations	**$ 73,053.11**	**$ -**	**$ 73,053.11**	**$ -**	
Other Income (Expense)					
Interest Income	$ 185.99	$ -	$ 185.99	$ -	
Total Other Income (Expense)	**$ 185.99**	**$ -**	**$ 185.99**	**$ -**	
Net Income (Loss)	**$ 73,239.10**	**$ -**	**$ 73,239.10**	**$ -**	

CEDAR POINTE

COMMUNITY DEVELOPMENT DISTRICT

Auditor Selection Committee Meeting

CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors of the Cedar Pointe Community Development District will hold an Audit Committee meeting and regular meeting of the Board of Supervisors on _____ at _____ a.m. at _____, Jacksonville, FL _____.The regular meeting will take place immediately following the adjournment of the Audit Committee meeting. The Audit Committee will review, discuss and recommend an auditor to provide audit services to the District for Fiscal Year 2025. A copy of the agendas and budget may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, (407) 723-5900, during normal business hours.

The public hearing and meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made by the Board or the Committee with respect to any matter considered at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Vivian Carvalho
District Manager

RUN DATE: _____

CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Cedar Pointe Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for two (2) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Duval County and has an operating budget of approximately $_____. The final contract will require that, among other things, the audit for Fiscal Year 2025 be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide three (3) copies of their proposal to Vivian Carvalho, District Manager, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, in an envelope marked on the outside "Auditing Services- Cedar Pointe Community Development District." Proposals must be received by **_____2025, at _____ p.m.**, at the office of the District Manager. Please direct all questions regarding this Request for Proposals to the District Manager, who can be reached at (407) 723-5900.

Any protest regarding the terms of this Notice, or the proposal packages on file with the District Manager, must be filed in writing at the offices of the District Manager within seventy-two (72) calendar hours (excluding weekends) after publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or proposal package pro visions.

Cedar Pointe Community Development District
Vivian Carvalho, District Manager

RUN DATE: _____

CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2025
Duval County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **_____ 2025, at _____ p.m.,** at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Each Proposer shall submit three (3) copies of the Proposal Documents (defined below), and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Amelia National Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the evaluation criteria and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a contract or engagement letter with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of Districts limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. CONTENTS OF PROPOSALS. All proposals shall include the following information in addition to any other requirements of the Proposal Documents.

A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

B. Describe proposed staffing levels, including resumes with applicable certifications.

C. Provide three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. Identify any work previously conducted for other community development districts.

D. The lump sum cost of the provision of the services under the proposal, plus the cost of two (2) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the evaluation criteria, contained within the Proposal Documents.

AUDITOR SELECTION
EVALUATION CRITERIA (WITH PRICE)

1. Ability of Personnel. **(20 Points)**

This includes the geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

2. Proposer's Experience. **(20 Points)**

This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.

3. *Understanding of Scope of Work.* **(20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. **(20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. **(20 Points)**

Points will be awarded based upon the lowest total bid for rendering the services and the reasonableness of the proposal.

AUDITOR SELECTION
EVALUATION CRITERIA (WITHOUT PRICE)

1. Ability of Personnel. **(25 Points)**

This includes the geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

2. Proposer's Experience. **(25 Points)**

This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.

3. *Understanding of Scope of Work.* **(25 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. **(25 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.