

*Elevation Pointe
Community Development District*

*Agenda
July 23, 2021*

AGENDA

Elevation Pointe

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

July 16, 2021

**Board of Supervisors
Elevation Pointe
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Elevation Pointe Community Development District** will be held **Friday, July 23, 2021 at 9:30 AM at the Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Board Members
4. Approval of Minutes of May 28, 2021 Board of Supervisors Meeting and Minutes of May 28, 2021 Audit Committee Meeting
5. Financing Matters
 - A. Consideration of Engineer's Report
 - B. Consideration of Assessment Methodology
 - C. Consideration of Resolution 2021-31 Declaring Special Assessments
 - D. Consideration of Resolution 2021-32 Setting a Public Hearing for Special Assessments
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of FY2021 Funding Request #6
7. Other Business
8. Supervisors Requests
9. Adjournment

The second order of business of the Board of Supervisors is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is organizational matters. Section A is Administration of Oath of Office to Newly Elected Board Members.

The fourth order of business is approval of the minutes of the May 28, 2021 Board of Supervisors meeting and the May 28, 2021 Audit Committee Meeting. The minutes are enclosed for your review.

The fifth order of business is financing matters. Section A consideration of Engineer's Report. A copy of the Engineer's Report will be provided under separate cover. Section B is consideration of Assessment Methodology. A copy of the methodology will be provided under separate cover. Section C is consideration of Resolution 2021-31 declaring special assessments. A copy of the resolution is enclosed for your review. Section D is consideration Resolution 2021-32 setting a public hearing for special assessments. A copy of the resolution is enclosed for your review.

The sixth order of business is staff reports. Section C is the District Manager's report. Section 1 includes the balance sheet and income statement for your review. Section 2 is ratification of FY2021 funding request. A copy of the funding request is enclosed for your review. A copy of the funding request is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

George S. Flint
District Manager

CC: Jonathan Johnson, District Counsel
Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
PREMIUM POINTE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Premium Pointe Community Development District was held Friday, May 28, 2021 at 1:00 p.m. at the Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Owais Khanani	Chairman
Shaman Foradi	Vice Chairman
Jawaad Khanani	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Jonathan Johnson	District Counsel
Brian Deitsch	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted that only Board members and staff were present at the meeting. The next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint administered the oath of office to Supervisor Jawaad Khanani prior to the start of the meeting.

FOURTH ORDER OF BUSINESS**Approval of Minutes of March 26, 2021 Meeting**

Mr. Flint presented the minutes of the March 26, 2021, meeting and asked for any comments, corrections, or changes to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Owais Khanani, seconded by Mr. Foradi, with all in favor, the Minutes from the March 26, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2021-30 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing**

Mr. Flint noted that the Board is required to approve a proposed budget and set the date, place, and time for the public hearing for the final adoption of the budget that must be done by June 15th. The resolution was provided in the agenda and indicates that the public hearing will be held at the August 27, 2021, regularly scheduled Board of Supervisors Meeting at 9:30 a.m.

Mr. Flint presented exhibit 'A' the proposed budget and at its current state it is just an administrative budget, there are no operating expenses included. It represents a full 12 months of estimated costs. The CDD will continue to operate under a Developer Funding Agreement so there would be no O&M assessments imposed at this point. It would continue to be based on funding requests. This is a proposed budget at this point and any changes can be made at the public hearing, if not before. Staff does not recommend imposed assessments at this time.

On MOTION by Mr. Owais Khanani, seconded by Mr. Foradi, with all in favor, Resolution 2021-30 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing for August 27, 2021, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Agreement with Kimley-Horn and Associates, Inc. for Professional Engineering Services**

Mr. Flint stated that at the last meeting the Board selected Kimley-Horn for District engineering services and staff is bringing the agreement back for the Board's approval. The agreement was prepared by District counsel. He offered to answer any questions. There being none, Mr. Flint asked for a motion of approval.

On MOTION by Mr. Owais Khanani, seconded by Mr. Foradi, with all in favor, the Agreement with Kimley-Horn and Associates, Inc. for Professional Engineering Services, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Memorandum of Understanding with St. Johns County Property Appraiser

Mr. Flint presented a Memorandum of Understanding with St. Johns County property appraiser to allow the county to put the assessments on the tax bill. All though they do not plan to do it this November, they want to have to agreements in place for when they do. This has already been executed by the Chair and Mr. Flint is just looking for the Board to ratify the execution.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, the Memorandum of Understanding with St. Johns County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint stated that the CDD is a government entity and it is required to have an annual independent audit preformed. As part of that process the statutes describe how you select an independent auditor which involves appointing an audit committee and designating a chair. Staff recommended that the Board appoint themselves as the audit committee and one of the Board members as the chair. The purpose of the Audit Committee is to approve the form of the RFP and selection criteria and the form of the notice that is advertised. Once the responses come in, the Audit Committee reviews and ranks those and then recommends to the Board the number one ranked firm. As soon as the Board meeting is adjourned today, they will open the Audit Committee meeting allowing the audit committee to approve the RFP selection criteria and the notice to move forward.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, Appointing the Current Board as the Audit Committee and Designating Shaman Foradi as Chair, was approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Johnson, along with Mr. Flint, took some time to talk to the Board about the proposed schedule for the special assessments and closing on the bonds. There is a desire to issue bonds in the August or September time frame and in order to do that they need to impose assessments and the Board will need to adopt a delegation resolution. Because the budget hearing is set for the August meeting, in July they can start the assessment process and schedule the assessment hearing for the August meeting as well. The delegation resolution will give the underwriter the ability between the July and August meeting to go out to market and price the bonds. If everything works out, the Board would be able to close on the bonds after the August meeting.

There was some discussion about trying to push up the schedule in order to lock in the best interest rates, but inevitably the Board decided to keep the schedule the same. Staff will be sure to keep an eye on interest rates and adjust their timing accordingly.

Mr. Johnson added that they are scheduled for an ordinance amendment to officially change the name of the District. That is scheduled for the June 15th Board of County Commissioner's meeting. Counsel has signed off on the form of the notice the county will publish as well as the form of the ordinance. They do not anticipate any issues moving forward.

B. Engineer

Mr. Deitsch had nothing further to report.

C. District Manager's Report**i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through April 30, 2021. No action was required, they are for informational purposes only.

ii. Ratification of FY2021 Funding Request #3 - 4

Mr. Flint noted that Funding Request #3 and #4 were sent to the developer under the funding agreement, and he is looking for the Board to ratify them.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, the FY2021 Requests #3 and #4, were ratified.

iii. Presentation of Number of Registered Voters – 0

Mr. Flint presented the number of registered voters within the District as of April 15th. The current number of registered voters is zero. Once the District has been in existence for six years with a total of 250 registered voters, it triggers a transition of the Board from landowner election to general election.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting at 2:16 p.m.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
PREMIUM POINTE
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Premium Pointe Community Development District was held Friday, May 28, 2021 at 1:00 p.m. at the Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present were:

Owais Khanani
Shaman Foradi
Jawaad Khanani
George Flint
Jonathan Johnson
Brian Deitsch

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted that only Board members and staff were present at the meeting. The next item followed.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Mr. Flint reported that this is the standard request for proposals that the District uses, and they are asking for the proposals to be submitted by August 20th so they can be included in the August 27th Audit Committee meeting. Staff is asking for proposed auditors to provide five years of pricing. They will be entering into a one year agreement but this way they are able to lock in five years of pricing. The selection criteria are indicated at the end of the RFP. Mr. Flint noted that staff recommends the Board includes price in the RFP because it is price sensitive on the responses. Each of the criteria is weighted at 20 points each.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, the Request for Proposals and Selection Criteria, was approved.

B. Approval of Notice of Request for Proposals for Audit Services

Mr. Flint presented the form of the notice that will run in the newspaper asking for qualified auditors to submit proposals by the August 20th deadline. Along with the newspaper add, staff will send the proposal directly to the five or six firms that might be interested, and staff is expecting at least three or four responses.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, the Notice of Request for Proposals for Audit Services, was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint announced the opportunity for qualified auditing firms to respond to the RFP in accordance with the documents in the agenda. There being no other business, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

On MOTION by Mr. Foradi, seconded by Mr. Owais Khanani, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A



July 8, 2021

Elevation Pointe
Community Development District
St. Johns County, Florida

District Engineer's Report

Prepared by:
Kimley-Horn and Associates, Inc.
Jacksonville, Florida

Kimley»Horn
District Engineer's Report



Elevation Pointe
Community Development District
St. Johns County, Florida

Prepared by:

Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, Florida 32258
FBPE No. CA 00000696

©Kimley-Horn and Associates
July 8, 2021



Brian Deitsch, P.E.
Florida License Number: 77073
Date: July 8, 2021

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Attachments

Exhibit A – Vicinity Map

Exhibit B – District Boundary

Exhibit C – Site Plan

Exhibit D – Utility Tie-In

Exhibit E – Legal Description

1. Introduction

A. Description of the Elevation Pointe Community Development District

The Elevation Pointe Community Development District (the "District") is located within Section 6, Township 7 South, Range 29 East in St. Johns County, Florida. The District is bounded on the North by State Road 16 and the Premium Outlet Mall commercial area, on the West by Whisper Ridge and Grey Hawk residential developments, on the Southeast by State Road 16 and Interstate 95, and on the South by County Road 208. A location map is included as Exhibit "A" along with the District boundary as Exhibit B. The District will consist of residential, commercial, recreation, and drainage facilities as indicated in Exhibit C. The District infrastructure will be constructed in one or more phases as determined by the District. The District legal description is included as Exhibit E. The breakdown of land uses is noted below in Table 1.

Table 1
Summary of Land Uses
Proposed Elevation Pointe Community Development District

Land Use	Gross Acres	Percentage
Townhouse	22.6	15.1%
Non-Residential	14.4	9.6%
Right of Way-Townhouses	8.4	5.6%
Right of Way-CR 208	5.4	3.6%
Ponds/Drainage Facilities	17.1	11.3%
Buffers/Common Areas	15.4	10.3%
Amenity Area	1.4	0.9%
Preservation/Conservation Areas	65.4	43.6%
TOTAL	150.1	100%

B. Purpose and Scope of Report

The purpose and scope of this report is to provide a description of the District and capital improvements to be constructed and financed by the District. The District's financial advisor will develop the financing and assessment methodology.

The total capital improvement program ("CIP") for the District is estimated to cost \$12,763,160. The breakdown of this amount is shown in Table 2 on page 7. Infrastructure construction will be undertaken in one or more phases as determined by the District. The CIP will be funded with proceeds from the issuance of tax-exempt bonds and/or developer funding. As of the date of this report, no portions of the assets have been funded or completed, though designs and other work product are being prepared.

2. District Boundary and Property

A. District Boundary

Exhibit "B" delineates the proposed District, which consists of approximately 151.10 acres. The District is bounded on the North by State Road 16 and the Premium Outlet Mall commercial area, on the West by Whisper Ridge and Grey Hawk residential developments, on the Southeast by State Road 16 and Interstate 95, and on the South by County Road 208.

B. Description of Property

The property within the District is located within St. Johns County within Section 6, Township 7 South, Range 29 East. The District falls within the Mixed-Use Land Use District established by the County and the Anderson Park Planned Unit Development (PUD) with recent Major Modification (2020-61) approved by the County. The recent PUD modification approval is for development of up to 320 multi-family units (not included within CDD boundary), 420 townhome units, 240 hotel rooms (not included within CDD boundary) and 130,000 square feet of non-residential uses (including service, office, medical, retail and personal property warehouse) with associated recreational amenities, open space, and other common areas within the District boundary.

The existing land contains a large number of wetlands within the center portion of the District boundary. The site is currently heavily wooded with predominately pine trees. There is an existing borrow pit on the western and southeastern portions of the property. Existing water table levels range from being above ground to depths 4 feet below grade.

C. Existing Infrastructure

The District is located within the St. Johns County Utility Department (SJCUD) service area. Along CR 208 and SR 16, SJCUD has an existing 16-inch potable water mains with a minimum 12-inch water main to loop through the PUD. Sewer is available via the existing 12-inch force main along SR 16. Connections for these services will be designed and permitted in accordance SJCUD standard procedures.

The water and sewer service will be provided by the SR 16 Wastewater Treatment Facility, operated by SJCUD.

State Road 16 is an existing four-lane paved roadway between the I-95 interchange and the Premium Outlet Mall when it reduces down to two-lanes and CR 208 is an existing two-lane paved roadway. The main District's access point will be the extension of CR 208 through the project boundary consistent with St. Johns County and PUD criteria.

The District is located within the service area of Florida Power and Light, Comcast Cable and AT&T. Service is available from these providers and they are expected to serve the property owners throughout development.

Conservation of wetland areas and associated upland buffers will be approved for specified areas throughout the District as part of the existing St. Johns River Water Management District (SJRWMD) and US Army Corps of Engineers (USACOE) permitting.

3. Proposed District Infrastructure

Development Summary (Approximate)

- 420 Residential Units
- 130,000 sq. ft. Non-Residential Uses

Summary of Proposed District Infrastructure

The District CIP will be completed in one or more phases and will generally consist of the following categories:

- Roadways
- Utilities
- Earthwork
- Storm Water Management
- Landscaping and Irrigation Improvements
- Signage, Lighting, and Underground Electric
- Conservation and Mitigation
- Amenity, Recreation, and Hardscape Improvements

Infrastructure construction is anticipated to begin in June 2021 and is expected to be completed within two years, through 2023. The infrastructure described below will function as a system of improvements benefitting all lands within the District.

A. Roadways

The roadways within the District will consist of two-lane sections constructed to provide access to all of the proposed land uses within the District's boundaries. Construction will include the extension of CR 208. The roads will be constructed, owned and maintained by the District. All roads within the District will be open and available to the general public. Sidewalks within common areas are included in this category.

The roadways will be constructed in accordance with St. Johns County standards. Typically, the roads will consist of asphalt, lime rock and stabilized subbase with curb. The right of way design will include sidewalks, lighting, landscaping and utilities such as water, sewer and drainage. The roadways will provide ingress and egress for the District.

Site grading including preparation of roadway areas for installation of paving construction has not yet commenced. Construction of lime rock roadway sub-base and asphalt paving will be initiated once all grading work has been completed.

B. Utilities

The utilities within the District will consist of potable water, wastewater collection and transmission, reclaimed water, and conduit. Costs for conduit to be used by private utilities such as electric, cable, gas and communication lines have not been included as CDD costs. The utility systems will be designed in accordance with the applicable standards of each type of system. Potable water and wastewater collection systems will be designed to SJCUD and Florida Department of Environmental Protection (FDEP) specifications. The SJCUD has affirmed that it has the capacity to provide water and wastewater treatment services to the District.

The potable water lines will typically run within the right of way of all the roadways and at build out will provide a complete interconnected network of water lines. At build out, the water lines will connect along CR 208 and SR 16. Fire hydrants will be installed according to SJCUD Fire Codes at one thousand-foot intervals or five hundred feet to each structure.

The wastewater lines will consist of manholes and gravity PVC lines within the roadway rights-of-way. The pump stations will then pump the wastewater via PVC force main to the existing SJCUD force main/sewage collection system on SR16. The SR 16 force main will convey sewage flow to the SR 16 Wastewater Treatment Facility. When constructed the wastewater lines will provide service to lots and parcels within the District.

SJCUD will require the project to provide reclaimed water lines for irrigation. The lines will typically run within the right of way of the roadways and at build out will provide a complete interconnected network of water lines. In order to address hydraulic constraints for reuse service to mitigate effluent discharge limitations, the project will be required to replace approximately 5,500 linear feet of 8-inch Reuse main with new 16-inch Reuse main adjacent to the project frontage on SR 16 and extending approximately 980 feet of Toms Road. Reuse service to the project shall be connected to the expanded and relocated 16-inch reclaimed water main along SR 16. The Developer will have the option to transfer the reuse utility to the District, if constructed.

C. Earthwork

The District consists of near-flat terrain at low elevation which will require earthwork moving operations in order to construct roadways and storm water management. The material excavated will be moved and shaped to allow for controlled slopes within the District right-of-way and lot boundaries.

D. Storm Water Management

The District storm water management system will consist of detention ponds, inlets, pipes, swales, berms, and control structures. The storm water management system will be designed in accordance with standards set by St. Johns County (SJC) and the St. Johns River Water Management District (SJRWMD). A system of inlets, pipes, swales and berms will convey the runoff into detention ponds throughout the District's boundaries. The detention ponds will treat and attenuate the runoff to required standards prior to discharging to offsite properties and conveyance systems. Surface water permitting is required for the District through SJC Development Services and SJRWMD.

E. Landscaping and Irrigation Improvements

Landscaping is proposed throughout the District boundaries in right of ways, open space areas, and boundary buffers. The landscaping will consist of shrub and tree plantings as well as a variety of plants and material. Incorporated with the landscape improvements will also be pedestrian improvements such as sidewalks. Construction of sidewalks and other pedestrian improvements will be performed after the roadways are complete, and installation of landscape improvements will occur near the time of project construction completion.

F. Signage, Lighting, and Underground Electric

Per Florida Statute 190.012(1)(d), the District shall have the ability to fund basic infrastructure improvements and community facilities including streetlights, alleys, landscaping, hardscaping, and the undergrounding of electric utility lines. Signage and lighting improvements will be provided within the District's boundaries marking the entrance way, roadways and points of interest. Lighting will be constructed in pedestrian and parking areas and will be maintained by the District or by agreement with Florida Power and Light. No construction has begun on the signage and lighting systems.

G. Conservation and Mitigation

Conservation of wetland areas and associated upland buffers will be approved for specified areas throughout the District as part of the required SJRWMD and USACOE permitting. The intent is to have portions of the wetland impacts to be offset by the conservation areas and include upland buffers as part of the SJRWMD and USACOE permitting.

H. Amenity and Recreation Improvements

Recreational amenities including a pool, playgrounds, sports field, and associated hardscape improvements are proposed within the District Boundaries. It is expected that these facilities will be owned and operated by the District.

4. Opinion of Preliminary Probable Construction Costs

A summary of the opinion of the probable construction costs (OPCC) for the District infrastructure is provided in Table 2. The District will be financing the proposed infrastructure costs for the Capital Improvements noted in Table 2 with the proceeds of the 2021 Bonds and/or by the developer. The OPCC has assumed 2021 fees for design and construction of the anticipated improvements. Fluctuations do occur with material costs, permitting and design constraints that could impact the estimates. The costs do not include legal, administrative or financial services necessary to operate and maintain the District. Earthwork costs included in this report are those costs associated with the amenity tract, roadways, and CDD land for storm water management purposes, but not grading private lots.

It is the professional opinion of Kimley-Horn and Associates, Inc. that the preliminary probable costs are reasonable based on the information available and the anticipated quality and quantity of work described, and that it is feasible to construct the CIP.

Table 2
Summary of Preliminary Probably Capital Costs for Capital Improvements of the
Proposed Elevation Pointe Community Development District**

Category	Cost
A. Onsite Roadways	\$2,049,150
B. Offsite Roadways	\$450,000
C. Master Stormwater System	\$3,916,250
D. Potable Water Distribution System	\$624,000
E. Wastewater Collection System	\$999,000
F. Reclaimed Water Distribution System	\$400,000
G. Amenities	\$1,250,000
H. Hardscape, Landscape, and Irrigation	\$800,000
I. Electrical Undergrounding	\$250,000
J. Professional Fees and Contingency	\$2,024,760
TOTAL	\$12,763,160

**Please note that the cost estimates and description of the CIP are based on current plans and market conditions, which are subject to change. That said, the CIP as defined herein, refers to the roadways, stormwater management systems, utilities, landscape/irrigation/hardscaping features, construction and mitigation areas, lighting and amenities necessary to support the development and sale of the planned residential areas, which type and amount may be changed with the development of the CIP and/or any anticipated amendment to the District's boundaries.

Table 3 summarizes the ownership and maintenance responsibilities anticipated for the design components listed in this report. The financing entity is responsible for funding and construction of each infrastructure component. Upon completion of construction and final certification, the infrastructure component will then be turned over to the operation and maintenance entity. A summary of the ownership and maintenance of the proposed infrastructure is provided in Table 3 below.

Table 3
Infrastructure Ownership & Maintenance

Infrastructure	Ownership	Maintenance*
Onsite Roadways	Elevation Pointe CDD/SJC	Elevation Pointe CDD/SJC
Offsite Roadways	Elevation Pointe CDD/SJC	Elevation Pointe CDD/SJC
Master Stormwater System	Elevation Pointe CDD	Elevation Pointe CDD
Potable Water Distribution System	SJC	SJC
Wastewater Collection System	SJC	SJC
Reclaimed Water Distribution System	SJC	SJC
Amenities	Elevation Pointe CDD	Elevation Pointe CDD
Hardscape, Landscape, and Irrigation	Elevation Pointe CDD	Elevation Pointe CDD
Electrical Undergrounding	Elevation Pointe CDD	Elevation Pointe CDD

*The CDD may elect to enter into agreement with the HOA to maintain certain improvements.

5. List of Approvals to Date

The following is a summary of approvals, to date.

- The St. Johns County Board of County Commissioners approved the Major Modification to the Anderson Park PUD via Ordinance 2020-61.

EXHIBIT "A"
Vicinity Map

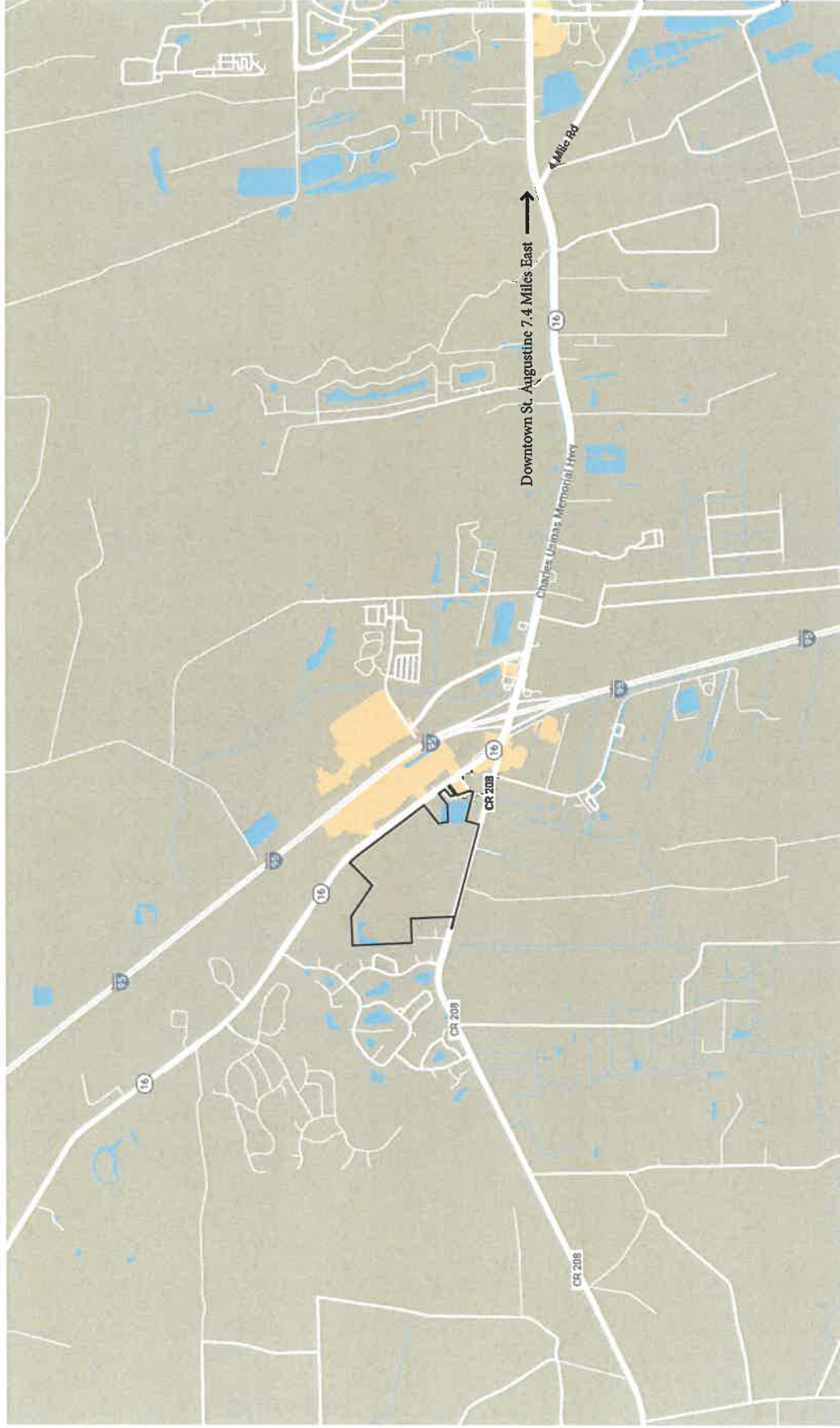


EXHIBIT A-COMMUNITY DEVELOPMENT DISTRICT LOCATION MAP

Elevation Pointe Community Development District Engineer's Report



EXHIBIT "B"
Community Development District
Boundary Map



EXHIBIT B-COMMUNITY DEVELOPMENT DISTRICT BOUNDARY MAP

Elevation Pointe Community Development District Engineer's Report



EXHIBIT "C"
Site Plan

EXHIBIT “D”
Off-Site Utility Tie-in

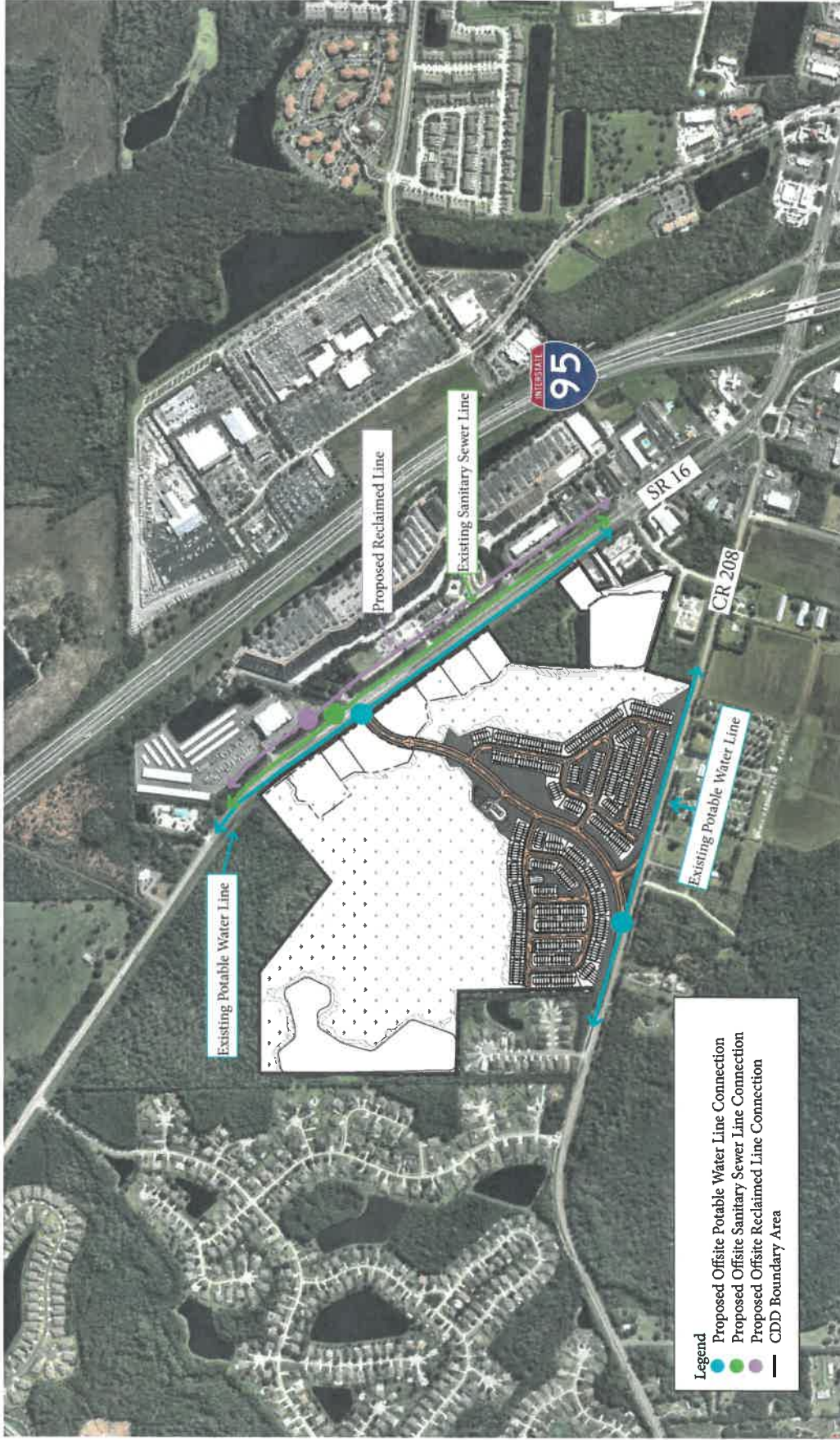


EXHIBIT D-OFF-SITE UTILITY TIE-IN MAP

Elevation Pointe Community Development District Engineer's Report



EXHIBIT "E"
Legal Description

EXHIBIT E
LEGAL DESCRIPTION
ELEVATION POINTE CDD

LEGAL DESCRIPTION: PARCEL ONE (DEVELOPMENT AREA)

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1152, PAGE 882, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, COMMENCE AT A NAIL AND DISK IDENTIFIED AS "LB #6824", SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT OF WAY OF COUNTY ROAD S-208 (FORMERLY STATE ROAD NO. S-208) WITH THE WEST LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 73°58'58" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 599.96 FEET; THENCE NORTH 01°08'35" WEST, DEPARTING SAID CENTERLINE, A DISTANCE OF 34.54 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. S-208 AND THE SOUTHWESTERLY EXTENSION OF THE EASTERLY LINE OF GREY HAWK ESTATES AS RECORDED IN MAP BOOK 72, PAGE 93 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 01°08'35" WEST, CONTINUING ALONG THE SAID SOUTHWESTERLY EXTENSION OF THE EASTERLY LINE OF SAID GREY HAWK ESTATES, A DISTANCE OF 42.40 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING AT THE SOUTHEAST CORNER OF SAID GREY HAWKS ESTATES; THENCE NORTH 01°08'35" WEST, ALONG THE EASTERLY LINE OF SAID GREY HAWK ESTATES, A DISTANCE OF 970.03 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF SAID GREY HAWKS ESTATES; THENCE SOUTH 88°51'25" WEST, ALONG THE NORTHERLY LINE OF SAID GREY HAWKS ESTATES, A DISTANCE OF 573.25 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING ON THE WESTERLY LINE OF SAID SECTION 6; THENCE NORTH 01°08'35" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY LINE OF SECTION 6, A DISTANCE OF 1,378.53 FEET; THENCE NORTH 90°00'00" EAST, DEPARTING SAID WESTERLY LINE OF SECTION 6, A DISTANCE OF 684.96 FEET; THENCE SOUTH 54°51'48" EAST, A DISTANCE OF 865.51 FEET; THENCE NORTH 45°48'02" EAST, A DISTANCE OF 745.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1839.86 FEET, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 9°00'14", AN ARC LENGTH OF 289.13 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°45'35" EAST, 288.83 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 36°15'28" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,904.98 FEET; THENCE SOUTH 53°43'55" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 549.29 FEET; THENCE SOUTH 09°26'20" EAST, A DISTANCE OF 222.22 FEET; THENCE NORTH 88°54'58" EAST, A DISTANCE OF 396.33 FEET; THENCE NORTH 53°43'55" EAST, A DISTANCE OF 325.58 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16; THENCE SOUTH

36°15'27" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 176.46 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB#6824", SAID IRON PIPE BEING AT ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4311, PAGE 1736, OF SAID PUBLIC RECORDS; THENCE SOUTH 53°36'42" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 224.15 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB#6824", SAID IRON PIPE BEING ON THE WESTERLY LINE OF SAID LANDS AND ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE THROUGH A DELTA ANGLE OF 25°09'39", AN ARC LENGTH OF 53.14 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°02'43" EAST, 52.71 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB#6824"; THENCE SOUTH 09°29'10" EAST, A DISTANCE OF 34.62 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 32.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 78°38'46", AN ARC LENGTH OF 44.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°55'53" EAST, 41.19 FEET; THENCE NORTH 53°44'32" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 218.13 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16; THENCE SOUTH 36°15'28" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB#6824", SAID MAG NAIL AND DISK BEING ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 196, OF SAID PUBLIC RECORDS; THENCE SOUTH 53°44'32" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 293.14 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON THE WEST LINE OF SAID LANDS; THENCE SOUTH 37°45'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2.00 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824" SAID MAG NAIL BEING A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 05°48'58", AN ARC LENGTH OF 7.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°42'16" EAST, 7.61 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824"; THENCE SOUTH 20°36'48" EAST, A DISTANCE OF 307.80 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 34°23'13", AND ARC LENGTH OF 15.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°48'34" EAST, 14.78 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824"; THENCE SOUTH 55°00'20" EAST, A DISTANCE OF 15.35 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2851, PAGE 1931, OF SAID PUBLIC RECORDS; THENCE NORTH 73°59'37" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 54.46 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON THE WESTERLY LINE OF SAID LANDS; THENCE SOUTH 16°17'44" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 66.02 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB#6824", SAID IRON PIPE BEING ON THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1137, PAGE 1300 OF SAID PUBLIC RECORDS; THENCE NORTH 73°58'58" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 691.54 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "RLS#4690", SAID MONUMENT BEING THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 16°01'02" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 300.00 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "RLS#4690"; THENCE CONTINUE SOUTH 16°01'02" WEST, A DISTANCE OF 17.00 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LB#6824",

SAID MONUMENT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. S-208; THENCE NORTH 73°58'58" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2,224.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,538,436.347 SQUARE FEET OR 150.10 ACRES, MORE OR LESS.

SECTION B

**MASTER
ASSESSMENT METHODOLOGY
FOR
ELEVATION POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Date: July 23, 2021

Prepared by

**Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



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GMS-CF, LLC does not represent the Elevation Pointe Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Elevation Pointe Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Elevation Pointe Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District plans to issue up to \$16,700,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Master Engineer’s Report dated July 8, 2021 prepared by Kimley-Horn and Associates, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

This Master Assessment Methodology Report (the “Assessment Report”) provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the District’s capital improvement plan (“CIP”). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 141.83 acres within St. Johns County, Florida. The development program currently envisions approximately 420 townhome units and 130,000 square feet of commercial property (herein the “Development”). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire certain on-site roadways, off-site roadways, master stormwater systems, potable water distribution systems, wastewater collection systems, reclaimed water distribution systems, amenities, hardscape, landscape and irrigation, electrical undergrounding, professional fees and contingencies. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units. If undeveloped lands are sold then debt will be assigned based on entitlements transferred thereto.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the

District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$12,763,160. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$16,700,000. Additionally, funding required to complete the CIP which is not financed with Bonds will all or a portion of be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$16,700,000 in Bonds to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$16,700,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the land within the District. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$12,763,160. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was

determined by the District's Underwriter to total approximately \$16,700,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). If undeveloped lands are sold then debt will be assigned based on entitlements transferred thereto. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 420 townhome units and 130,000 square feet of commercial property within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of on-site roadways, off-site roadways, master stormwater systems, potable water distribution systems, wastewater collection systems, reclaimed water distribution systems, amenities, hardscape, landscape and irrigation, electrical undergrounding, professional fees and contingencies. There are two product types within the planned development. The townhome product type has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include on-site roadways, off-site roadways, master stormwater systems, potable water distribution systems, wastewater collection systems, reclaimed water distribution systems, amenities, hardscape, landscape and irrigation, electrical undergrounding, professional fees and contingencies. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned

Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

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TABLE 1
ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER METHODOLOGY

Product Types	No. of Units *	Totals	ERUs per Unit (1)	Total ERUs
Townhome	420	420	1	420
Commercial (sq. ft.)**	130	130	0.5	65
Total Units	550	550		485

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Townhome unit equal to 1 ERU and 1,000 square feet of commercial property equal to .5 ERUs.

* Unit mix is subject to change based on marketing and other factors

** 1 Commercial Unit = 1,000 Square Feet

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Commercial & Residential *	Residential only	Total Cost Estimate
Onsite Roadways	\$2,049,150		\$2,049,150
Offsite Roadways	\$450,000		\$450,000
Master Stormwater System	\$3,916,250		\$3,916,250
Potable Water Distribution System	\$624,000		\$624,000
Wastewater Collection System	\$999,000		\$999,000
Reclaimed Water Distribution System	\$400,000		\$400,000
Amenities		\$1,250,000	\$1,250,000
Hardscape, Landscape, and Irrigation	\$800,000		\$800,000
Electrical Undergrounding	\$250,000		\$250,000
Professional Fees and Contingency	\$2,024,760		\$2,024,760
	\$ 11,513,160	\$1,250,000	\$12,763,160

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated July 8, 2021

* Commercial Property does not benefit from the Amenity Improvements

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER METHODOLOGY

Description	Total
Construction Funds	\$ 12,763,160
Debt Service Reserve	\$ 1,276,316
Capitalized Interest	\$ 2,004,000
Underwriters Discount	\$ 334,000
Cost of Issuance	\$ 320,000
Rounding	\$ 2,524
Par Amount*	\$ 16,700,000

Bond Assumptions:	
Average Coupon	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

TABLE 4
ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
MASTER METHODOLOGY

Commercial & Residential						
Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Improvement Cost	Improvement Costs Per Unit
Townhome	420	1.0	420	86.60%	\$9,970,159	\$23,738
Commercial (sq. ft.)**	130	0.5	65	13.40%	\$1,543,001	\$11,869
Totals	550		485	100.00%	\$11,513,160	

Residential Only						
Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Improvement Cost	Improvement Costs Per Unit
Townhome	420	1.0	420	100.00%	\$1,250,000	\$2,976
Commercial (sq. ft.)**	0	0.5	0	0.00%	\$0	\$0
Totals	420		420	100.00%	\$1,250,000	

Total Benefit						
Product Types	No. of Units *		% of Improvements		Improvement Cost	Improvement Costs Per Unit
Townhome	420		87.91%		\$11,220,159	\$26,715
Commercial (sq. ft.)**	130		12.09%		\$1,543,001	\$11,869
Totals	550		100.00%		\$12,763,160	

* Unit mix is subject to change based on marketing and other factors

** 1 Commercial Unit = 1,000 Square Feet

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
MASTER METHODOLOGY

Product Types	No. of Units *	Total Improvements		Allocation of Par		Par Debt
		Costs Per Product	Type	Debt Per Product	Type	Per Unit
Townhome	420	\$ 11,220,159	\$	14,681,055	\$	34,955
Commercial (sq. ft.)**	130	\$ 1,543,001	\$	2,018,945	\$	15,530
Totals	550	\$ 12,763,160	\$	16,700,000		

* Unit mix is subject to change based on marketing and other factors

** 1 Commercial Unit = 1,000 Square Feet

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
MASTER METHODOLOGY

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt	
					Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome	420	\$14,681,055	\$34,955	\$1,122,016	\$2,671	\$2,842
Commercial (sq. ft.)**	130	\$2,018,945	\$15,530	\$154,300	\$1,187	\$1,263
Totals	550	\$ 16,700,000		\$1,276,316		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

** 1 Commercial Unit = 1,000 Square Feet

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
MASTER METHODOLOGY

Owner	Property*	Net Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Elevation Premium Pointe, LLC	Elevation Pointe CDD	141.83	\$ 117,747	\$ 16,700,000	\$ 1,276,316	\$ 1,357,783
Totals		141.83		\$ 16,700,000	\$ 1,276,316	\$ 1,357,783

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	6.00%
Maximum Annual Debt Service	\$1,276,316

* - See Metes and Bounds, attached as Exhibit A

EXHIBIT E
LEGAL DESCRIPTION
ELEVATION POINTE CDD

LEGAL DESCRIPTION: PARCEL A (DEVELOPMENT AREA)

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1152, PAGE 882, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, COMMENCE AT A NAIL AND DISK IDENTIFIED AS "LB #6824", SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT OF WAY OF COUNTY ROAD S-208 (FORMERLY STATE ROAD NO. S-208) WITH THE WEST LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH $73^{\circ}58'58"$ EAST, ALONG SAID CENTERLINE, A DISTANCE OF 304.81 FEET; THENCE NORTH $16^{\circ}01'02"$ EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 33.00 FEET TO A TO A 1/2" IRON PIPE IDENTIFIED AS "RLS 3295", SAID 1/2" IRON PIPE IDENTIFIED AS "RLS 3295" BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. S-208 AND THE SOUTHWESTERLY LINE OF GREY HAWK ESTATES AS RECORDED IN MAP BOOK 72, PAGE 93 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH $16^{\circ}01'02"$ EAST, CONTINUING ALONG THE SAID SOUTHWESTERLY LINE OF SAID GREY HAWKS ESTATES, A DISTANCE OF 17.00 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK ALSO BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,587.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $09^{\circ}53'19"$, A DISTANCE OF 273.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $78^{\circ}54'48"$ EAST, 273.56 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING AT THE SOUTHEAST CORNER OF SAID GREY HAWKS ESTATES; THENCE NORTH $01^{\circ}08'35"$ WEST, ALONG THE EASTERLY LINE OF SAID GREY HAWK ESTATES, A DISTANCE OF 970.03 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF SAID GREY HAWKS ESTATES; THENCE SOUTH $88^{\circ}51'25"$ WEST, ALONG THE NORTHERLY LINE OF SAID GREY HAWKS ESTATES, A DISTANCE OF 573.25 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING ON THE WESTERLY LINE OF SAID SECTION 6; THENCE NORTH $01^{\circ}08'35"$ WEST, DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY LINE OF SAID SECTION 6, A DISTANCE OF 2,206.91 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#261 D.D. MOODY", SAID CONCRETE MONUMENT BEING THE NORTHWEST CORNER OF SAID SECTION 6 AND THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1187, PAGE 1257 OF SAID PUBLIC RECORDS; THENCE NORTH $89^{\circ}05'38"$ EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 6 AND THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1187, PAGE 1257, A DISTANCE OF 786.41 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LB#6824", SAID CONCRETE MONUMENT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED) AND BEING THE SOUTHEASTERLY CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1187, PAGE 1257; THENCE

SOUTH 56°01'39" EAST, DEPARTING SAID NORTHERLY LINE OF SECTION 6 AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,073.87 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LB#6824", SAID MONUMENT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,839.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 19°46'11", AN ARC LENGTH OF 634.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°08'33" EAST, 631.70 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LB#6824"; THENCE SOUTH 36°15'28" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2,508.11 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB#6824", SAID IRON PIPE BEING AT ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4311, PAGE 1736, OF SAID PUBLIC RECORDS; THENCE SOUTH 53°36'42" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 224.15 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB#6824", SAID IRON PIPE BEING ON THE WESTERLY LINE OF SAID LANDS AND ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE THROUGH A DELTA ANGLE OF 25°09'39", AN ARC LENGTH OF 53.14 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°02'43" EAST, 52.71 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB#6824"; THENCE SOUTH 09°29'10" EAST, A DISTANCE OF 34.62 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 32.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 78°38'46", AN ARC LENGTH OF 44.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°55'53" EAST, 41.19 FEET; THENCE NORTH 53°44'32" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 218.13 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16; THENCE SOUTH 36°15'28" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 40.00 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB#6824", SAID MAG NAIL AND DISK BEING ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 196, OF SAID PUBLIC RECORDS; THENCE SOUTH 53°44'32" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 293.14 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON THE WEST LINE OF SAID LANDS; THENCE SOUTH 37°45'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2.00 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824" SAID MAG NAIL BEING A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 05°48'58", AN ARC LENGTH OF 7.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°42'16" EAST, 7.61 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824"; THENCE SOUTH 20°36'48" EAST, A DISTANCE OF 307.80 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 34°23'13", AND ARC LENGTH OF 15.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°48'34" EAST, 14.78 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824"; THENCE SOUTH 55°00'20" EAST, A DISTANCE OF 15.35 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2851, PAGE 1931, OF SAID PUBLIC RECORDS; THENCE NORTH 73°59'37" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 54.46 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON THE WESTERLY LINE OF SAID LANDS; THENCE SOUTH 16°17'44" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 66.02 FEET TO A 1/2" IRON PIPE IDENTIFIED AS

"LB#6824", SAID IRON PIPE BEING ON THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1137, PAGE 1300 OF SAID PUBLIC RECORDS; THENCE NORTH 73°58'58" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 691.54 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "RLS#4690", SAID MONUMENT BEING THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 16°01'02" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 300.00 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "RLS#4690"; THENCE CONTINUE SOUTH 16°01'02" WEST, A DISTANCE OF 17.00 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LB#6824", SAID MONUMENT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. S-208; THENCE NORTH 73°58'58" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2,509.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,246,872 SQUARE FEET OR 189.32 ACRES, MORE OR LESS.

SECTION C

RESOLUTION 2021-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “Board”) of the Elevation Pointe Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Report of District Engineer*, dated **July 8, 2021**, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Assessment Methodology Report*, dated **July 6, 2021**, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 219 E. Livingston Street, Orlando, Florida 32801 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

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

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$_____ (the "Estimated Cost").
4. The Assessments will defray approximately \$_____, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within St. Johns County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 23rd day of July, 2021.

ATTEST:

**ELEVATION POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Engineer's Report

Exhibit B: Master Assessment Methodology Report

SECTION D

RESOLUTION 2021-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2021, AT 9:30 A.M. AT THE OFFICES OF GMS-NF, LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092 FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Elevation Pointe Community Development District (the "Board") has previously adopted Resolution 2021-31 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2021-31, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 219 E. Livingston Street, Orlando, Florida 32801 (the "District Records Office").

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

1. There is hereby declared a public hearing to be held at 9:30 a.m. on _____, 2021, at the Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit

their comments in writing prior to the hearing to the office of the District Manager at 219 E. Livingston Street, Orlando, Florida 32801; (407) 841-5524.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within St. Johns County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 23rd day of July, 2021.

ATTEST:

**ELEVATION POINTE COMMUNITY
DEVELOPMENT DISTRICT**

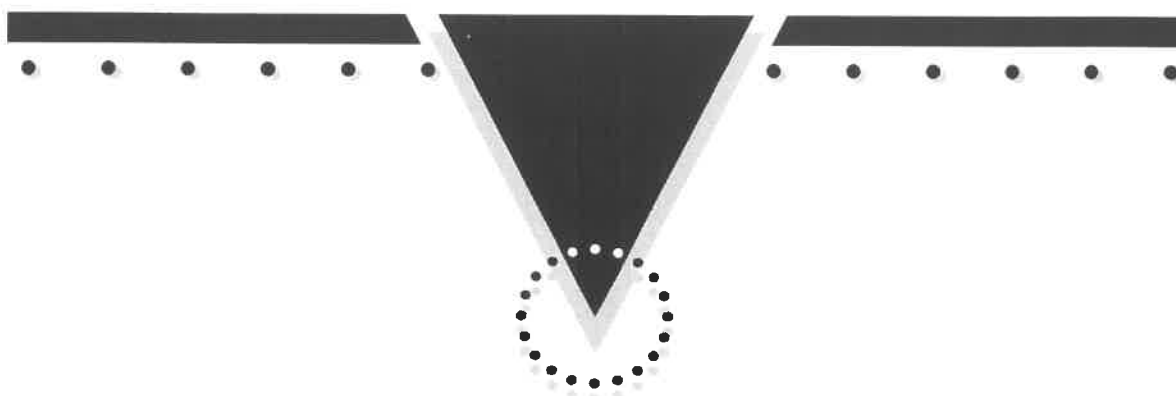
Secretary/Assistant Secretary

Chairman

SECTION VI

SECTION C

SECTION 1



Elevation Pointe FKA Premium Pointe Community Development District

Unaudited Financial Reporting

June 30, 2021



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Month to Month</u>
4	<u>Developer Contributions Schedule</u>

Elevation Pointe
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2021

	<u>General</u>
<u>ASSETS:</u>	
CASH	\$14,835
DUE FROM DEVELOPER	\$10,397
TOTAL ASSETS	<u><u>\$25,232</u></u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$10,397
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNRESTRICTED	\$14,835
TOTAL LIABILITIES & FUND EQUITY	<u><u>\$25,232</u></u>

Elevation Pointe
Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending

June 30, 2021

	ADOPTED BUDGET	PRORATED BUDGET 6/30/21	ACTUAL 6/30/21	VARIANCE
<u>REVENUES:</u>				
Developer Contributions	\$75,630	\$45,906	\$45,906	\$0
TOTAL REVENUES	\$75,630	\$45,906	\$45,906	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$8,000	\$6,000	\$0	\$6,000
FICA Expense	\$612	\$459	\$0	\$459
Engineering	\$8,000	\$6,000	\$0	\$6,000
Attorney	\$16,667	\$12,500	\$8,655	\$3,845
Management Fees	\$23,333	\$17,500	\$14,583	\$2,917
Information Technology	\$1,000	\$750	\$625	\$125
Website Creation/ADA Compliance	\$1,750	\$1,313	\$0	\$1,313
Telephone	\$200	\$150	\$0	\$150
Postage	\$667	\$500	\$70	\$430
Printing & Binding	\$667	\$500	\$191	\$309
Insurance	\$3,500	\$3,500	\$3,452	\$48
Legal Advertising	\$10,000	\$7,500	\$1,757	\$5,743
Other Current Charges	\$667	\$500	\$1,558	(\$1,058)
Office Supplies	\$417	\$313	\$30	\$282
Dues, Licenses & Subscriptions	\$150	\$150	\$150	\$0
TOTAL EXPENDITURES	\$75,630	\$57,635	\$31,072	\$26,563
EXCESS REVENUES (EXPENDITURES)	\$0		\$14,835	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$14,835	

Elevation Pointe Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES													
Developer Contributions	\$0	\$0	\$0	\$0	\$20,250	\$13,207	\$2,052	\$5,304	\$5,093	\$0	\$0	\$0	\$45,906
TOTAL REVENUES	\$0	\$0	\$0	\$0	\$20,250	\$13,207	\$2,052	\$5,304	\$5,093	\$0	\$0	\$0	\$45,906
EXPENDITURES													
Supervisors Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney	\$0	\$0	\$0	\$3,638	\$788	\$2,218	\$2,012	\$0	\$0	\$0	\$0	\$0	\$8,655
Management Fees	\$0	\$0	\$0	\$0	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$14,583
Information Technology	\$0	\$0	\$0	\$0	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$625
Website Creation/ADA Compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$25	\$44	\$1	\$0	\$0	\$0	\$70
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$166	\$0	\$25	\$0	\$0	\$0	\$191
Insurance	\$0	\$0	\$0	\$0	\$3,452	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,452
Legal Advertising	\$0	\$0	\$0	\$94	\$556	\$920	\$119	\$67	\$0	\$0	\$0	\$0	\$1,757
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$1,558	\$0	\$0	\$0	\$0	\$0	\$0	\$1,558
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$15	\$0	\$15	\$0	\$0	\$0	\$30
Dues, Licenses & Subscriptions	\$0	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
TOTAL EXPENDITURES	\$0	\$0	\$0	\$3,732	\$7,988	\$7,737	\$5,379	\$3,153	\$3,082	\$0	\$0	\$0	\$31,072
EXCESS REVENUES (EXPENDITURES)	\$0	\$0	\$0	(\$3,732)	\$12,262	\$5,470	(\$3,327)	\$2,150	\$2,012	\$0	\$0	\$0	\$14,835

**Elevation Pointe Community Development District
Developer Contributions / Due from Developer**

Funding Request #	Date Prepared	Date Payment Received	Check Amount	Total Funding Request	General Fund Portion (21)	Capital (Due to Developer)	Over and (short) Balance Due
1	1/31/21	2/8/21	\$ 20,250.00	\$ 20,250.00	\$ 20,250.00	\$ -	\$ -
2	3/22/21	4/6/21	\$ 13,207.15	\$ 13,207.15	\$ 11,429.34	\$ 1,777.81	\$ -
3	4/14/21	5/20/21	\$ 6,188.67	\$ 6,188.67	\$ 3,829.67	\$ 2,359.00	\$ -
4	5/19/21	7/13/21	\$ 14,371.94	\$ 14,371.94	\$ 5,303.66	\$ 9,068.28	\$ -
5	6/25/21		\$ 8,791.07	\$ 8,791.07	\$ 5,093.46	\$ 3,697.61	\$ 8,791.07
Due from Developer			\$ 54,017.76	\$ 62,808.83	\$ 45,906.13	\$ 16,902.70	\$ 8,791.07
Total Developer Contributions FY21			\$ 45,906.13				

SECTION 2

Elevation Pointe FKA Premium Pointe

Community Development District

FY 21 Funding Request #6

July 14, 2021

PAYEE	CAPITAL	
	REIMBURSEMENT	GENERAL FUND
1 Governmental Management Services Inv# 6 - Management Fees - July 2021		\$ 3,099.71
2 Hopping Green & Sams Inv # 123312 - General Counsel May 2021 Inv # 123313 - Bond Validation May 2021	\$ 367.27	\$ 1,604.41
	\$ 367.27	\$ 4,704.12
TOTAL		\$ 5,071.39

Please make check payable to:

Premium Pointe CDD
1408 Hamlin Ave Unit E
Saint Cloud FL 34771

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 6**Invoice Date:** 7/1/21**Due Date:** 7/1/21**Case:****P.O. Number:****Bill To:**

Premium Pointe CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - July 2021		2,916.67	2,916.67
Information Technology - July 2021		125.00	125.00
Office Supplies		0.03	0.03
Postage		0.51	0.51
Staples - May 2021		57.50	57.50
Total			\$3,099.71
Payments/Credits			\$0.00
Balance Due			\$3,099.71

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

June 16, 2021

Premium Pointe CDD
c/o GMS - Central Florida
219 E Livingston Street
Orlando, FL 32801

Bill Number 123312
Billed through 05/31/2021

General Counsel

PPCDD 00001 JJ

FOR PROFESSIONAL SERVICES RENDERED

05/14/21	JJ	Preparations for name change hearing.	0.30 hrs
05/14/21	KFJ	Confer with Lewis regarding name change petition documents.	0.20 hrs
05/21/21	JJ	Review agenda package.	0.40 hrs
05/24/21	JJ	Confer with Kelly at St Johns County regarding ordinance to change name.	0.40 hrs
05/25/21	JJ	Review various correspondence regarding public infrastructure fee; confer with CDD counsel regarding interlocal agreement and resolution.	0.50 hrs
05/26/21	JJ	Update petition checklist for CDD and follow-up on maps.	0.30 hrs
05/27/21	JJ	Review advertisement for ordinance amendment.	0.30 hrs
05/28/21	JJ	Review agenda package; attend board meeting via telephone; confer with Kelly at St Johns County regarding advertisement and ordinance to change name.	1.50 hrs
05/28/21	KFJ	Correspond with staff and newspaper regarding publication of ordinance.	0.30 hrs
Total fees for this matter			\$1,597.00

DISBURSEMENTS

Conference Calls	7.41
Total disbursements for this matter	\$7.41

MATTER SUMMARY

Johnson, Jonathan T.	3.70 hrs	410 /hr	\$1,517.00
Jusevitch, Karen F.- Paralegal	0.50 hrs	160 /hr	\$80.00

TOTAL FEES	\$1,597.00
TOTAL DISBURSEMENTS	\$7.41

TOTAL CHARGES FOR THIS MATTER	\$1,604.41
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BILLING SUMMARY

Johnson, Jonathan T.	3.70 hrs	410 /hr	\$1,517.00
Jusevitch, Karen F.- Paralegal	0.50 hrs	160 /hr	\$80.00

TOTAL FEES	\$1,597.00
TOTAL DISBURSEMENTS	\$7.41

TOTAL CHARGES FOR THIS BILL	\$1,604.41
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Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

===== STATEMENT =====

June 16, 2021

Premium Pointe CDD
c/o GMS - Central Florida
219 E Livingston Street
Orlando, FL 32801

Bill Number 123313
Billed through 05/31/2021

Bond Validation

PPCDD 00102 JJ

FOR PROFESSIONAL SERVICES RENDERED

05/04/21	KFJ	Prepare certificate of no appeal and correspondence to court.	0.50 hrs
05/12/21	KFJ	Correspond with validation team regarding certificate of no appeal.	0.20 hrs
Total fees for this matter			\$112.00

DISBURSEMENTS

Court Reporter Fee	232.00
United Parcel Service	23.27
Total disbursements for this matter	\$255.27

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	0.70 hrs	160 /hr	\$112.00
TOTAL FEES			\$112.00
TOTAL DISBURSEMENTS			\$255.27
TOTAL CHARGES FOR THIS MATTER			<u>\$367.27</u>

BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	0.70 hrs	160 /hr	\$112.00
TOTAL FEES			\$112.00
TOTAL DISBURSEMENTS			\$255.27
TOTAL CHARGES FOR THIS BILL			<u>\$367.27</u>

Please include the bill number with your payment.