Elevation Pointe
Community Development District

Agenda
April 22, 2022

AGENDA

Elevation Pointe
Community Development District

Revised Meeting Agenda

Friday | **Offices of GMS-NF, LLC**
April 22, 2022 | **475 West Town Place, Suite 114**
9:30 AM | **St. Augustine, Florida 32092**

1. Roll Call
2. Public Comment Period
3. **Organizational Matters –** ***Added***
   A. **Acceptance of Resignation of Kristin Banks**
   B. **Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2023**
   C. **Administration of Oath of Office to Newly Appointed Supervisor**
   D. **Consideration of Resolution 2022-06 Electing Assistant Secretary**
4. Approval of Minutes of the February 25, 2022 Board of Supervisors Meeting
5. Consideration of Resolution 2022-04 Supplemental Assessment Resolution Series 2022A-1 and 2022A-2 Bonds
6. Consideration of Resolution 2022-05 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Heating
7. Staff Reports
   A. Attorney
   B. Engineer
   C. District Manager's Report
      i. Balance Sheet and Income Statement
      ii. Ratification of Funding Request #15 - #17
8. Other Business
9. Supervisors Requests
10. Next Meeting Date – May 27, 2022
11. Adjournment

SECTION 3

SECTION A

From: **George Flint** gflint@gmscfl.com
Subject: Fwd: Elevation Pointe CDD - resignation
Date: April 19, 2022 at 8:58 AM
To: Cari Urrutic currutic@gmscfl.com, Monica Virgen mvirgen@gmscfl.com

GF

Begin forwarded message:

From: Kristin Banks <kristin@elevationdev.com>
Subject: **Elevation Pointe CDD - resignation**
Date: April 19, 2022 at 8:46:15 AM EDT
To: "George Flint (gflint@gmscfl.com)" <gflint@gmscfl.com>
Cc: Owais Khanani <owais@elevationdev.com>, Maria Rust <maria@elevationdev.com>, Mike Rich <miker@elevationdev.com>

Dear members of the Elevation Pointe CDD and George Flint, please note, I am notifying the Board that I am herby resigning from the Elevation Pointe CDD Board as of April 19, 2022.

ELEVATION DEVELOPMENT

Kristin Banks
Senior Administrator
Elevation Development, LLC
189 South Orange Ave, Suite 1550
Orlando, FL 32801
O: 407.270.8866 Ext. 109
Kristin@elevationdev.com
www.ElevationDev.com

PLEASE SEND ALL INVOICES TO ACCOUNTSPAYABLE@ELEVATIONDEV.COM

George S. Flint
Vice-President
Governmental Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Tel: (407) 841-5524
Cell: (407) 242-0501
Fax: (407) 839-1526
email: gflint@gmscfl.com

GMS
GOVERNMENTAL MANAGEMENT SERVICES

SECTION D

RESOLUTION 2022-06

A RESOLUTION OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT ELECTING AN ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the Elevation Pointe Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 22nd day of April, 2022.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

MINUTES OF MEETING
ELEVATION POINTE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Elevation Pointe Community Development District was held Friday, **February 25, 2022** at 9:30 a.m. at the Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum:

Owais Khanani	Chairman
Michael Rich	Assistant Secretary
Kristen Banks	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Jonathan Johnson	District Counsel
Brian Deitsch	District Engineer
Peter Dame	Akerman
Tim Bramwell	Akerman
Sete Zara *by phone*	MBS
Maria Rust	Nominated as Assistant Secretary

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 BUSNESS **Organizational Matters**

A. Acceptance of Resignation of Shaman Foradi

Mr. Flint stated a letter of resignation had been received by Mr. Shaman Foradi and he asked for the Board approved.

> On MOTION by Mr. O. Khanani, seconded by Mr. Rich, with all in favor, the Resignation Letter from Shaman Foradi, was approved.

B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024

Mr. Flint stated anytime a vacancy is created during a term of office the Board appoints a replacement. He added the seat has a term ending 2024 and asked for nominations. Mr. Khanani nominated Maria Rust.

> On MOTION by Mr. Owais Khanani, seconded by Mr. Rich, with all in favor, the Appointment of Maria Rust to Fulfill the Board Vacancy with a Term Ending November 24, 2024, was approved.

C. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint reviewed the paperwork needed and administered the oath of office to Maria Rust. Mr. Flint noted she was appointed to another Board yesterday and asked Mr. Johnson if there was any other legal information she needed for the position. He noted if there were questions to contact him or Mr. Flint. Ms. Rust was given the option to receive compensation.

D. Consideration of Resolution 2022-02 Electing Officers

Mr. Flint stated that election of officers is required. He reviewed the current officers as Owais Khanani as Chair, the vacancy created by Mr. Foradi as Vice Chair, and Michael and Kristen as Assistant Secretaries. He asked the Board for how they would like to appoint. The motion as made to make Maria Rust Vice Chair. The new slate of Officers would be Mr. O. Khanani as Chair, Ms. Rust as Vice-Chair, Ms. Burns would be Treasurer, Mr. Flint as Secretary, Mr. Rich, Ms. Kristen Banks, and Mr. J. Khanani as Assistant Secretaries. Also, and Ms. Costa as Assistant Treasurer.

> On MOTION by Mr. Owais Khanani, seconded by Mr. Rich, with all in favor, Resolution 2022-02 Election of Officers with Mr. Owais Khanani as Chair, Ms. Maria Rust as Vice Chair, Mr. Michael Rich, Mr. Jawaad Khanani, Ms. Kristen Banks as Assistant Secretaries, Mr.

> Flint as Secretary, Ms. Burns as Treasurer and Ms. Costa as Assistant Treasurer, was approved.

FOURTH ORDER OF BUSNESS **Approval of Minutes of August 27, 2021 Board of Supervisors Meeting and Acceptance of Minutes of August 27, 2021 Audit Committee Meeting**

Mr. Flint presented the minutes of the August 27, 2021 Board of Supervisors meeting and the minutes of the August 27, 2021 Audit Committee meeting and asked for any comments, corrections, or changes to the minutes. The Board had no changes to the minutes.

> On MOTION by Mr. Rich, seconded by Mr. Owais Khanani, with all in favor, the Minutes from the August 27, 2021 Board of Supervisors Meeting and the Minutes of the August 27, 2021 Audit Committee Meeting, were approved.

FIFTH ORDER OF BUSINESS **Financing Matters**

A. Engineer's Report

Mr. Flint noted the Engineer's Report was dated July of 2021 and the report had not changed. He added it was provided for informational purposes. Mr. Johnson added that the report will be the key exhibit to the documents being approved.

B. Supplemental Assessment Methodology

Mr. Flint stated this is a pre-pricing version of a methodology that will be included in the offering statement. He added it does not reflect the final terms of the pricing. This is for informational purposes only and will be finalized and brought back to the Board.

> On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, the Supplemental Assessment Methodology, was approved.

C. Consideration of Resolution 2022-01 Delegation Resolution

Mr. Flint noted that Mr. Dame and Mr. Bramwell with Akerman were in attendance. Mr. Dame presented the resolution with an overview. He noted the Board approved the issuance of bonds by resolution last year and the bonds were taken to Circuit Court for bond validation proceeding. The bonds are now validated, and they are ready to authorize the issuance of a specific

series of bonds. This resolution authorizes bonds in an amount not to exceed $12,500,000. It delegates the Chairman and staff to take actions necessary for marketing of bonds and issuance of bonds. He pointed out the delegation parameters. He noted the current maximum interest rate at 5.25%. The final maturity is May 1, 2053.

> On MOTION by Mr. Owais Khanani, seconded by Mr. Rich, with all in favor, the Resolution 2022-01 Delegation Resolution, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2021**

This item was not discussed.

SEVENTH ORDER OF BUSINESS **Ratification of Engagement Letter with Kutak Rock LLP for Legal Services**

Mr. Johnson noted that the law office has transitioned to Kutak Rock, LLP for legal services. He added the name and address for the offices have changed to Kutak Rock, LLP for legal services, but everything else remains the same.

> On MOTION by Mr. Owais Khanani, seconded by Mr. Rich, with all in favor, the Engagement Letter with Kutak Rock LLP for Legal Services, was ratified.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Johnson did not have anything further to report.

B. Engineer

Mr. Deitsch noted the site is under construction and permits were received.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through January 31, 2022. No action was required, but Mr. Flint offered to answer any questions from the Board.

ii. Ratification of FY2021 Funding Request #8 – #14

Mr. Flint noted that Funding Request #8- #14 was transmitted to the developer under the funding agreement.

> On MOTION by Mr. Rich, seconded by Ms. Rust, with all in favor, the FY2021 Funding Request #8- #14, was ratified.

NINTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors Requests**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS **Next Meeting Date- March 25, 2022**

Mr. Flint noted that the next meeting date would be March 25, 2022. MBS was on the phone to give updates on financing. Ms. Zara updated the Board and noted that more information would be brought to the next meeting contingent upon permitting.

TWELFTH ORDER OF BUSINESS **Adjournment**

Mr. Flint adjourned the meeting.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

RESOLUTION 2022-04

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022A-1 AND SERIES 2022A-2; CONFIRMING THE DISTRICT'S PROVISION OF INFRASTRUCTURE IMPROVEMENTS AND ADOPTING AN ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2022A BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2022A SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Elevation Pointe Community Development District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("Board") has previously adopted, after notice and public hearing, Resolution 2021-34 relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2021-34, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on April 6, 2022, the District entered into a Bond Purchase Contract whereby it agreed to sell its $4,490,000 Special Assessment Revenue Bonds, Series 2022A-1 ("Series 2022A-1 Bonds") and $5,905,000 Special Assessment Revenue Bonds, Series 2022A-2 ("Series 2022A-2 Bonds" together with the Series 2022A-1 Bonds, the "Series 2022A Bonds"); and

WHEREAS, pursuant to and consistent with Resolution 2021-34, the District desires to set forth the particular terms of the sale of the Series 2022A Bonds and confirm the lien of the special assessments securing the Series 2022A Bonds (the "Series 2022A Assessments").

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2021-34.

SECTION 2. FINDINGS. The Board of Supervisors of the Elevation Pointe Community Development District hereby finds and determines as follows:

(a) On August 27, 2021, the District, after due notice and public hearing, adopted Resolution 2021-34, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts and the application of receipt of true-up proceeds.

(b) The *District Engineer's Report,* dated March 16, 2022, attached to this Resolution as **Exhibit A** (the "Engineer's Report"), identifies and describes the presently expected components of the improvements to be financed with the Series 2022A Bonds (the "Improvements"). The District hereby confirms that the Improvements serve a proper, essential and valid public purpose. The Engineer's Report is hereby confirmed. The District ratifies its use in connection with the sale of the Series 2022A Bonds.

(c) The *Supplemental Assessment Methodology,* dated April 22, 2022, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the *Mater Assessment Methodology*, dated August 27, 2021 (the "Master Assessment Methodology") to the actual terms of the Series 2022A Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2022A Bonds.

(d) The Improvements will specially benefit all of the developable acreage within the District, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just and right to assess the portion of the costs of the Improvements financed with the Series 2022A Bonds to the specially benefited properties within the District as set forth in Resolution 2021-34 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2022A BONDS. As provided in Resolution 2021-34, this Resolution is intended to set forth the terms of the Series 2022A Bonds and the final amount of the lien of the special assessments securing those bonds.

The Series 2022A Bonds shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The sources and uses of funds of the Series 2022A Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2022A Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series 2022A Bonds on all developable land within the District shall be the principal amount due on the Series 2022A Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2022A BONDS.

(a) The special assessments for the Series 2022A Bonds shall be allocated in accordance with **Exhibit B** which allocation shall initially be on a per acre basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the District's Master Assessment Methodology. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2022A Bonds. The estimated costs of collection of the special assessments for the Series 2022A Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2022A Bonds includes all developable land within the District, and as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Improvements and reallocate the special assessments securing the Series 2022A Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and First Supplemental Trust Indenture, the District shall begin annual collection of special assessments for the Series 2022A Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**. The Series 2022A Bonds include an amount for capitalized interest through November 1, 2022.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by St. Johns County for collection and other Florida law. The District intends, to the extent possible and subject to entering into the appropriate agreements with the St. Johns County Tax Collector and St. Johns County Property Appraiser, to collect the Series 2022A Assessments on platted lands using the Uniform Method in Chapter 197, Florida Statutes. The District intends, to the extent possible, to directly bill, collect and enforce the Series 2022A Assessments on unplatted lands. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments

of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law

SECTION 5. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2021-34, there may be required from time to time certain True-Up payments. As lands are platted or approved for development, the special assessments securing the Series 2022A Bonds shall be allocated to the platted lands and the unplatted lands as set forth in Resolution 2021-34, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2021-34 Based on the final par amount of the Series 2022A Bonds, the True-Up calculations will be made in accordance with the process set forth in the Supplemental Assessment Report. The District shall apply all True-Up payments related to the Series 2022A Bonds only to the credit of the Series 2022A Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the First Supplemental Indenture, dated as of April 1, 2022, governing the Series 2022A Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2021-34, which remains in full force and effect. This Resolution and Resolution 2021-34 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2022A Special Assessments securing the Series 2022A Bonds in the Official Records of St. Johns County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 22nd day of April, 2022.

ATTEST:

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman/Vice Chair, Board of Supervisors

Exhibit A: *District Engineer's Report* dated March 16, 202
Exhibit B: *Supplemental Assessment Methodology,* dated April 22, 2022
Exhibit C: Maturities and Coupon of Series 2022A Bonds
Exhibit D: Sources and Uses of Funds for Series 2022A Bonds
Exhibit E: Annual Debt Service Payment Due on Series 2022A Bonds

<u>Exhibit A</u>

Engineers Report

Exhibit B

Supplemental Assessment Methodology Report

Exhibit C

Maturities and Coupon of Series 2022A Bonds

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price	Premium (-Discount)
Series 2022A-1 Term Bond due 2027:							
	05/01/2023		75,000	3.900%	3.980%	99.639	-270.75
	05/01/2024		80,000	3.900%	3.980%	99.639	-288.80
	05/01/2025		80,000	3.900%	3.980%	99.639	-288.80
	05/01/2026		85,000	3.900%	3.980%	99.639	-306.85
	05/01/2027	28624A AA2	90,000	3.900%	3.980%	99.639	-324.90
			410,000				-1,480.10
Series 2022A-1 Term Bond due 2032:							
	05/01/2028		90,000	4.125%	4.210%	99.310	-621.00
	05/01/2029		95,000	4.125%	4.210%	99.310	-655.50
	05/01/2030		100,000	4.125%	4.210%	99.310	-690.00
	05/01/2031		105,000	4.125%	4.210%	99.310	-724.50
	05/01/2032	28624A AB0	110,000	4.125%	4.210%	99.310	-759.00
			500,000				-3,450.00
Series 2022A-1 Term Bond due 2042:							
	05/01/2033		115,000	4.400%	4.480%	98.949	-1,208.65
	05/01/2034		120,000	4.400%	4.480%	98.949	-1,261.20
	05/01/2035		125,000	4.400%	4.480%	98.949	-1,313.75
	05/01/2036		130,000	4.400%	4.480%	98.949	-1,366.30
	05/01/2037		135,000	4.400%	4.480%	98.949	-1,418.85
	05/01/2038		140,000	4.400%	4.480%	98.949	-1,471.40
	05/01/2039		150,000	4.400%	4.480%	98.949	-1,576.50
	05/01/2040		155,000	4.400%	4.480%	98.949	-1,629.05
	05/01/2041		160,000	4.400%	4.480%	98.949	-1,681.60
	05/01/2042	28624A AC8	170,000	4.400%	4.480%	98.949	-1,786.70
			1,400,000				-14,714.00
Series 2022A-1 Term Bond due 2052:							
	05/01/2043		175,000	4.600%	4.610%	99.837	-285.25
	05/01/2044		185,000	4.600%	4.610%	99.837	-301.55
	05/01/2045		195,000	4.600%	4.610%	99.837	-317.85
	05/01/2046		200,000	4.600%	4.610%	99.837	-326.00
	05/01/2047		210,000	4.600%	4.610%	99.837	-342.30
	05/01/2048		220,000	4.600%	4.610%	99.837	-358.60
	05/01/2049		230,000	4.600%	4.610%	99.837	-374.90
	05/01/2050		245,000	4.600%	4.610%	99.837	-399.35
	05/01/2051		255,000	4.600%	4.610%	99.837	-415.65
	05/01/2052	28624A AD6	265,000	4.600%	4.610%	99.837	-431.95
			2,180,000				-3,553.40
Series 2022A-2 Term Bond due 2032:							
	05/01/2032	28624A AE4	5,905,000	4.400%	4.400%	100.000	
			10,395,000				-23,197.50

Exhibit D

Sources and Uses of Funds for Series 2022A Bonds

SOURCES AND USES OF FUNDS

Elevation Pointe Community Development District
(St. Johns County, Florida)
Special Assessment Revenue Bonds, Series 2022A-1
Special Assessment Revenue Bonds, Series 2022A-2
PRICING DATE: April 5, 2022
FINAL PRICING NUMBERS

Dated Date	04/26/2022
Delivery Date	04/26/2022

Sources:	Special Assessment Revenue Bonds, Series 2022A-1	Special Assessment Revenue Bonds, Series 2022A-2	Total
Bond Proceeds:			
Par Amount	4,490,000.00	5,905,000.00	10,395,000.00
Original Issue Discount	-23,197.50		-23,197.50
	4,466,802.50	5,905,000.00	10,371,802.50

Uses:	Special Assessment Revenue Bonds, Series 2022A-1	Special Assessment Revenue Bonds, Series 2022A-2	Total
Project Fund Deposits:			
Project Fund	3,914,241.14	5,280,673.37	9,194,914.51
Other Fund Deposits:			
Debt Service Reserve Fund @ MADS	274,920.00		274,920.00
Capitalized Interest Fund thru 11/1/2022	102,004.38	133,518.61	235,522.99
Debt Service Reserve Fund @ Annual Bond Interest		259,820.00	259,820.00
	376,924.38	393,338.61	770,262.99
Delivery Date Expenses:			
Cost of Issuance	85,836.98	112,888.02	198,725.00
Underwriter's Discount	89,800.00	118,100.00	207,900.00
	175,636.98	230,988.02	406,625.00
	4,466,802.50	5,905,000.00	10,371,802.50

Exhibit E
Annual Debt Service Payment Due on Series 2022A Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
04/26/2022						10,395,000	10,395,000
11/01/2022			235,522.99	235,522.99	235,522.99	10,395,000	10,395,000
05/01/2023	75,000	3.900%	229,157.50	304,157.50		10,320,000	10,320,000
11/01/2023			227,695.00	227,695.00	531,852.50	10,320,000	10,320,000
05/01/2024	80,000	3.900%	227,695.00	307,695.00		10,240,000	10,240,000
11/01/2024			226,135.00	226,135.00	533,830.00	10,240,000	10,240,000
05/01/2025	80,000	3.900%	226,135.00	306,135.00		10,160,000	10,160,000
11/01/2025			224,575.00	224,575.00	530,710.00	10,160,000	10,160,000
05/01/2026	85,000	3.900%	224,575.00	309,575.00		10,075,000	10,075,000
11/01/2026			222,917.50	222,917.50	532,492.50	10,075,000	10,075,000
05/01/2027	90,000	3.900%	222,917.50	312,917.50		9,985,000	9,985,000
11/01/2027			221,162.50	221,162.50	534,080.00	9,985,000	9,985,000
05/01/2028	90,000	4.125%	221,162.50	311,162.50		9,895,000	9,895,000
11/01/2028			219,306.25	219,306.25	530,468.75	9,895,000	9,895,000
05/01/2029	95,000	4.125%	219,306.25	314,306.25		9,800,000	9,800,000
11/01/2029			217,346.88	217,346.88	531,653.13	9,800,000	9,800,000
05/01/2030	100,000	4.125%	217,346.88	317,346.88		9,700,000	9,700,000
11/01/2030			215,284.38	215,284.38	532,631.26	9,700,000	9,700,000
05/01/2031	105,000	4.125%	215,284.38	320,284.38		9,595,000	9,595,000
11/01/2031			213,118.75	213,118.75	533,403.13	9,595,000	9,595,000
05/01/2032	6,015,000	** %	213,118.75	6,228,118.75		3,580,000	3,580,000
11/01/2032			80,940.00	80,940.00	6,309,058.75	3,580,000	3,580,000
05/01/2033	115,000	4.400%	80,940.00	195,940.00		3,465,000	3,465,000
11/01/2033			78,410.00	78,410.00	274,350.00	3,465,000	3,465,000
05/01/2034	120,000	4.400%	78,410.00	198,410.00		3,345,000	3,345,000
11/01/2034			75,770.00	75,770.00	274,180.00	3,345,000	3,345,000
05/01/2035	125,000	4.400%	75,770.00	200,770.00		3,220,000	3,220,000
11/01/2035			73,020.00	73,020.00	273,790.00	3,220,000	3,220,000
05/01/2036	130,000	4.400%	73,020.00	203,020.00		3,090,000	3,090,000
11/01/2036			70,160.00	70,160.00	273,180.00	3,090,000	3,090,000
05/01/2037	135,000	4.400%	70,160.00	205,160.00		2,955,000	2,955,000
11/01/2037			67,190.00	67,190.00	272,350.00	2,955,000	2,955,000
05/01/2038	140,000	4.400%	67,190.00	207,190.00		2,815,000	2,815,000
11/01/2038			64,110.00	64,110.00	271,300.00	2,815,000	2,815,000
05/01/2039	150,000	4.400%	64,110.00	214,110.00		2,665,000	2,665,000
11/01/2039			60,810.00	60,810.00	274,920.00	2,665,000	2,665,000
05/01/2040	155,000	4.400%	60,810.00	215,810.00		2,510,000	2,510,000
11/01/2040			57,400.00	57,400.00	273,210.00	2,510,000	2,510,000
05/01/2041	160,000	4.400%	57,400.00	217,400.00		2,350,000	2,350,000
11/01/2041			53,880.00	53,880.00	271,280.00	2,350,000	2,350,000
05/01/2042	170,000	4.400%	53,880.00	223,880.00		2,180,000	2,180,000
11/01/2042			50,140.00	50,140.00	274,020.00	2,180,000	2,180,000
05/01/2043	175,000	4.600%	50,140.00	225,140.00		2,005,000	2,005,000
11/01/2043			46,115.00	46,115.00	271,255.00	2,005,000	2,005,000
05/01/2044	185,000	4.600%	46,115.00	231,115.00		1,820,000	1,820,000
11/01/2044			41,860.00	41,860.00	272,975.00	1,820,000	1,820,000
05/01/2045	195,000	4.600%	41,860.00	236,860.00		1,625,000	1,625,000
11/01/2045			37,375.00	37,375.00	274,235.00	1,625,000	1,625,000
05/01/2046	200,000	4.600%	37,375.00	237,375.00		1,425,000	1,425,000
11/01/2046			32,775.00	32,775.00	270,150.00	1,425,000	1,425,000
05/01/2047	210,000	4.600%	32,775.00	242,775.00		1,215,000	1,215,000

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/01/2047			27,945.00	27,945.00	270,720.00	1,215,000	1,215,000
05/01/2048	220,000	4.600%	27,945.00	247,945.00		995,000	995,000
11/01/2048			22,885.00	22,885.00	270,830.00	995,000	995,000
05/01/2049	230,000	4.600%	22,885.00	252,885.00		765,000	765,000
11/01/2049			17,595.00	17,595.00	270,480.00	765,000	765,000
05/01/2050	245,000	4.600%	17,595.00	262,595.00		520,000	520,000
11/01/2050			11,960.00	11,960.00	274,555.00	520,000	520,000
05/01/2051	255,000	4.600%	11,960.00	266,960.00		265,000	265,000
11/01/2051			6,095.00	6,095.00	273,055.00	265,000	265,000
05/01/2052	265,000	4.600%	6,095.00	271,095.00			
11/01/2052					271,095.00		
	10,395,000		6,392,633.01	16,787,633.01	16,787,633.01		

SECTION VI

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Elevation Pointe Community Development District (**"District"**) prior to June 15, 2022, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**"Fiscal Year 2022/2023"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	July 22, 2022
HOUR:	9:30 a.m.
LOCATION:	Offices of GMS-NF, LLC 475 West Town Place, Suite 114 St. Augustine, Florida 32092

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF April, 2022.

ATTEST:

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____
Its:_____

Elevation Pointe

Community Development District

Proposed Budget

FY2023

Table of Contents

Elevation Pointe CDD

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Developer Contributions	$ 108,593	$ 19,054	$ 49,771	$ 68,825	$ 125,143
Total Revenues	**$ 108,593**	**$ 19,054**	**$ 49,771**	**$ 68,825**	**$ 125,143**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ -	$ -	$ -	$ 12,000
FICA Expense	$ 918	$ -	$ -	$ -	$ 918
Engineering Fees	$ 12,000	$ -	$ 5,000	$ 5,000	$ 12,000
Attorney Fees	$ 25,000	$ 1,588	$ 11,907	$ 13,495	$ 25,000
Annual Audit	$ 3,000	$ -	$ 3,000	$ 3,000	$ 5,000
Assessment Administration	$ -	$ -	$ -	$ -	$ 5,000
Arbitrage	$ -	$ -	$ -	$ -	$ 450
Dissemination Fees	$ -	$ -	$ -	$ -	$ 5,000
Trustee Fees	$ -	$ -	$ -	$ -	$ 4,000
Management Fees	$ 35,000	$ 14,583	$ 20,417	$ 35,000	$ 36,750
Information Technology	$ 1,000	$ 417	$ 583	$ 1,000	$ 1,250
Website Maintenance	$ 700	$ 292	$ 408	$ 700	$ 875
Telephone	$ 200	$ -	$ 50	$ 50	$ 100
Postage & Delivery	$ 1,000	$ 64	$ 88	$ 152	$ 1,000
Insurance	$ 5,000	$ 5,000	$ -	$ 5,000	$ 5,000
Printing & Binding	$ 1,000	$ 50	$ 78	$ 128	$ 1,000
Legal Advertising	$ 10,000	$ -	$ 4,739	$ 4,739	$ 8,000
Other Current Charges	$ 1,000	$ 132	$ 148	$ 280	$ 1,000
Office Supplies	$ 600	$ 58	$ 48	$ 106	$ 625
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 108,593**	**$ 22,359**	**$ 46,466**	**$ 68,825**	**$ 125,143**
Total Expenditures	**$ 108,593**	**$ 22,359**	**$ 46,466**	**$ 68,825**	**$ 125,143**
Excess Revenues/(Expenditures)	$ -	$ (3,305)	$ 3,305	$ (0)	$ -

Elevation Pointe
Community Development District
General Fund Budget

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive $200 per meeting, not to exceed $4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering Fees

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for $175.

SECTION VII

SECTION C

SECTION 1

Elevation Pointe

Community Development District

Unaudited Financial Reporting

February 28, 2022

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Elevation Pointe

Community Development District

Combined Balance Sheet

February 28, 2022

	General Fund	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:			
Operating Account	$ 10,881	$ -	$ 10,881
Total Assets	**$ 10,881**	**$ -**	**$ 10,881**
Liabilities:			
Accounts Payable	$ 4,176	$ -	$ 4,176
Developer Advance	$ -	$ 21,330	$ 21,330
Total Liabilites	**$ 4,176**	**$ 21,330**	**$ 25,506**
Fund Balance:			
Restricted For:			
Capital Projects	$ -	$ (21,330)	$ (21,330)
Unassigned	$ 6,705	$ -	$ 6,705
Total Fund Balances	**$ 6,705**	**$ (21,330)**	**$ (14,625)**
Total Liabilities & Fund Balance	$ 10,881	$ -	$ 10,881

Elevation Pointe

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues:				
Developer Contributions	$ 108,593	$ 19,054	$ 19,054	$ -
Total Revenues	**$ 108,593**	**$ 19,054**	**$ 19,054**	**$ -**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 5,000	$ -	$ 5,000
FICA Expense	$ 918	$ 383	$ -	$ 383
Engineering	$ 12,000	$ 5,000	$ -	$ 5,000
Attorney	$ 25,000	$ 10,417	$ 1,588	$ 8,829
Annual Audit	$ 3,000	$ 1,250	$ -	$ 1,250
Management Fees	$ 35,000	$ 14,583	$ 14,583	$ (0)
Information Technology	$ 1,000	$ 417	$ 417	$ 0
Website Creation/ADA Compliance	$ 700	$ 292	$ 292	$ 0
Telephone	$ 200	$ 83	$ -	$ 83
Postage	$ 1,000	$ 417	$ 64	$ 352
Printing & Binding	$ 1,000	$ 417	$ 50	$ 367
Insurance	$ 5,000	$ 5,000	$ 5,000	$ -
Legal Advertising	$ 10,000	$ 4,167	$ -	$ 4,167
Other Current Charges	$ 1,000	$ 417	$ 132	$ 284
Office Supplies	$ 600	$ 250	$ 58	$ 192
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 108,593**	**$ 48,266**	**$ 22,359**	**$ 25,907**
Total Expenditures	**$ 108,593**	**$ 48,266**	**$ 22,359**	**$ 25,907**
Excess Revenues (Expenditures)	$ -		$ (3,305)	
Fund Balance - Beginning	$ -		$ 10,011	
Fund Balance - Ending	$ -		$ 6,705	

Elevation Pointe

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2022

	Adopted Budget	Prorated Budget Thru 02/28/22	Actual Thru 02/28/22	Variance
Revenues:				
Interest	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ 21,330	$ (21,330)
Total Expenditures	**$ -**	**$ -**	**$ 21,330**	**$ (21,330)**
Excess Revenues (Expenditures)	$ -		$ (21,330)	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ (21,330)	

Elevation Pointe

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ 8,272	$ -	$ -	$ 4,600	$ 6,182	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,054
Total Revenues	**$ 8,272**	**$ -**	**$ -**	**$ 4,600**	**$ 6,182**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 19,054**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 471	$ -	$ 1,117	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,588
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 2,917	$ 2,917	$ 2,917	$ 2,917	$ 2,917	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,583
Information Technology	$ 83	$ 83	$ 83	$ 83	$ 83	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 417
Website Maintenance	$ 58	$ 58	$ 58	$ 58	$ 58	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 292
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 63	$ -	$ 1	$ -	$ 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 64
Insurance	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
Printing & Binding	$ -	$ -	$ 50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ -	$ 132	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 132
Office Supplies	$ 43	$ -	$ 15	$ -	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 58
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 8,810**	**$ 3,191**	**$ 4,241**	**$ 3,058**	**$ 3,059**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 22,359**
Total Expenditures	**$ 8,810**	**$ 3,191**	**$ 4,241**	**$ 3,058**	**$ 3,059**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 22,359**
Excess Revenues (Expenditures)	$ (538)	$ (3,191)	$ (4,241)	$ 1,541	$ 3,123	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (3,305)

SECTION 2

Elevation Pointe FKA Premium Pointe

Community Development District

Funding Request #15

March 7, 2022

	PAYEE	GENERAL FUND	CAPITAL PROJECTS [1]
1	**Kutak Rock LLP**		
	Invoice # 3009547 - Project Construction Jan 2022		$ 205.00
		$ -	**$ 205.00**
	Total	**$ 205.00**	

[1] All capital related invoices will be reimbursed to the Developer upon issuance of Bonds.

Please make check payable to:

Elevation Pointe CDD
6200 Lee Vista Blvd Suite 300
Orlando FL 32822

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

February 23, 2022

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3009547
Client Matter No. 16223-2

Mr. George Flint
Elevation Pointe Community Development District
Governmental Management Services - Central Florida
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3009547
16223-2

Re: Project Construction

For Professional Legal Services Rendered

01/26/22	J. Johnson	0.50	205.00	Review correspondence regarding assignment of construction contracts and confer with Jusevitch regarding same

TOTAL HOURS 0.50

TOTAL FOR SERVICES RENDERED $205.00

TOTAL CURRENT AMOUNT DUE $205.00

UNPAID INVOICES:

January 28, 2022 Invoice No. 2979569 1,845.00

TOTAL DUE $2,050.00

Elevation Pointe FKA Premium Pointe

Community Development District

Funding Request #16

March 11, 2022

	PAYEE	GENERAL FUND	CAPITAL PROJECTS [1]
1	**GMS-Central Florida LLC**		
	Invoice # 14 - Management Fees for March 2022	$ 3,066.13	
		$ 3,066.13	**$ -**
	Total	**$ 3,066.13**	

[1] All capital related invoices will be reimbursed to the Developer upon issuance of Bonds.

Please make check payable to:

Elevation Pointe CDD
6200 Lee Vista Blvd Suite 300
Orlando FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 14
Invoice Date: 3/1/22
Due Date: 3/1/22
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2022		2,916.67	2,916.67
Website Administration - March 2022		58.33	58.33
Information Technology - March 2022		83.33	83.33
Copies		7.80	7.80

RECEIVED

Total	$3,066.13
Payments/Credits	$0.00
Balance Due	$3,066.13

Elevation Pointe FKA Premium Pointe

Community Development District

Funding Request #17

April 11, 2022

	PAYEE	GENERAL FUND	CAPITAL PROJECTS [1]
1	**Kutak Rock LLP**		
	Invoice # 3024574 - General Counsel for Jan 2022	$ 1,494.00	
	Invoice # 3024576 - General Counsel for Feb 2022	$ 1,442.00	
		$ 2,936.00	**$ -**
	Total	**$ 2,936.00**	

[1] All capital related invoices will be reimbursed to the Developer upon issuance of Bonds.

Please make check payable to:

Elevation Pointe CDD
6200 Lee Vista Blvd Suite 300
Orlando FL 32822

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3024574
Client Matter No. 16223-1

March 25, 2022

Mr. George Flint
Elevation Pointe Community Development District
Governmental Management Services - Central Florida
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3024574
16223-1

Re: General Counsel

For Professional Legal Services Rendered

01/19/22	K. Jusevitch	0.20	N/C	Distribute legislative newsletter
01/23/22	K. Jusevitch	0.20	32.00	Research election terms and seats
01/26/22	C. Stuart	1.00	420.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
01/28/22	K. Jusevitch	0.00	N/C	Distribute legislative newsletter
02/04/22	K. Jusevitch	0.10	N/C	Distribute legislative newsletter
02/11/22	K. Jusevitch	0.10	N/C	Distribute legislative newsletter
02/18/22	J. Johnson	0.30	123.00	Review agenda package
02/18/22	K. Jusevitch	0.10	N/C	Distribute legislative newsletter
02/22/22	J. Johnson	0.20	82.00	Confer with district manager regarding district resolutions
02/22/22	K. Jusevitch	0.20	32.00	Confer with Johnson regarding direct purchase resolution; correspond with district manager
02/24/22	K. Jusevitch	0.10	16.00	Distribute Amendment 12 guide
02/24/22	C. Stuart	1.00	420.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12

				implementation
02/25/22	J. Johnson	0.90	369.00	Prepare for and attend board meeting via telephone; post meeting wrap-up
02/25/22	K. Jusevitch	0.10	N/C	Distribute legislative newsletter

TOTAL HOURS 4.50

TOTAL FOR SERVICES RENDERED $1,494.00

TOTAL CURRENT AMOUNT DUE $1,494.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

March 25, 2022

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3024576
Client Matter No. 16223-2

Mr. George Flint
Elevation Pointe Community Development District
Governmental Management Services - Central Florida
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 3024576
16223-2

Re: Project Construction

For Professional Legal Services Rendered

02/02/22	J. Johnson	0.70	287.00	Follow up regarding construction reimbursements and contract assignments
02/02/22	K. Jusevitch	2.10	336.00	Prepare contract assignments and confer with Johnson
02/02/22	K. Jusevitch	2.30	368.00	Continue to prepare contract assignment packages; confer with Johnson
02/04/22	J. Johnson	1.10	451.00	Review and comment on forms of contract assignments
TOTAL HOURS		6.20		

TOTAL FOR SERVICES RENDERED		$1,442.00
TOTAL CURRENT AMOUNT DUE		$1,442.00
UNPAID INVOICES:		
February 23, 2022	Invoice No. 3009547	205.00
TOTAL DUE		$1,647.00