Elevation Pointe
Community Development District

Agenda

April 26, 2024

AGENDA

Elevation Pointe
Community Development District

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

April 19, 2024

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, April 26, 2024 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. Approval of Minutes of January 26, 2024 Meeting
4. Ratification of Series 2022 Requisitions #128 - #131; #133 - #135
5. Consideration of Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
6. Staff Reports
    A. Attorney
        i. CDD Ethics Training Requirement
        ii. Memorandum on Public Records Designations and Appointments
    B. Engineer
    C. District Manager's Report
        i. Balance Sheet and Income Statement
        ii. Consideration of Funding Request #48
        iii. Presentation of Number of Registered Voters – 0
        iv. Designation of **November 22, 2024** as Landowners' Meeting Date
7. Other Business
8. Supervisors Requests
9. Next Meeting Date – May 24, 2024
10. Adjournment

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,

Jeremy LeBrun

Jeremy LeBrun
District Manager

CC: District Counsel
District Engineer
Darrin Mossing, GMS

Enclosures

MINUTES

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, January 26, 2024 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 were:

Owais Khanani	Chairman
Fernanda Loza	Assistant Secretary
Mike Rich	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Jonathan Johnson *by phone*	District Counsel
Brian Deitsch *by phone*	District Engineer

FIRST ORDER OF BUSINESS **Roll Call**

Mr. LeBrun called the meeting to order and called the roll. Three Board members were present in person and one Supervisor participated on the phone constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. LeBrun noted that only Board members and staff were present at the meeting.

THIRD ORDER OF BUSNESS **Approval of Minutes of October 27, 2023 Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the October 27, 2023 Board of Supervisors meeting and asked for any comments or corrections to the minutes. The Board had no changes to the minutes.

> On MOTION by Mr. Khanani, seconded by Mr. Rich with all in favor, the Minutes of the October 27, 2023 Board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSNESS **Ratification of Series 2022 Requisitions #119- #127**

Mr. LeBrun stated these requisitions have already been reviewed and approved by a responsible officer for Elevation Pointe CDD. The District Engineer has signed off on these.

> On MOTION by Mr. Khanani, seconded by Mr. Rich, with all in favor, Series 2022 Requisitions #119 – #127, were ratified.

FIFTH ORDER OF BUSNESS **Consideration of Fiscal Year 2024 Budget Funding Agreement**

Mr. LeBrun stated this is on page 100 of the agenda. This agreement spells out the funding process as a request from the developer to switch over to the funding agreement. Those would only be billed for actual expenses incurred.

> On MOTION by Mr. Khanani, seconded by Mr. Rich, with all in favor, the Fiscal Year 2024 Budget Funding Agreement, was approved.

SIXTH ORDER OF BUSNESS **Consideration of Resolution 2024-03 Amending Resolution 2023-07**

Mr. LeBrun stated this is on page 110 of the agenda. This formally memorializes changes in the assessments and switching over to that Developer Funding Agreement.

> On MOTION by Mr. Khanani, seconded by Mr. Rich, with all in favor, Resolution 2024-03 Amending Resolution 2023-07, was approved.

SEVENTH ORDER OF BUSNESS **Consideration of Resolution 2024-04 Amending the Fiscal Year 2024 Budget**

Mr. LeBrun stated on page 119 of the agenda is Resolution 2024-04 which shows the budget amendment. That change can be seen on page 122 from direct assessments to developer contribution.

> On MOTION by Mr. Khanani, seconded by Mr. Rich, with all in favor, Resolution 2024-04 Amending the Fiscal Year 2024 Budget, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Johnson stated they were on the verge of filing the documents for the boundary amendment when they realized the acreage that was being removed had tripped a threshold at St. Johns County that resulted in significantly increased costs. He noted they have been working with Mr. Rich and has received some revised documents hoping they can get that acreage just under the threshold to save about $15,000. Mr. Khanani asked Jonathan to forward him the updated information for his review.

B. Engineer

Mr. Deitsch noted they continue to be under construction working on anything ranging from the townhomes to Elevation Parkway and having weekly meetings with the contractors, also working with St. Johns County Utility on the reclaim line that is getting installed.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. LeBrun stated on page 127 is the balance sheet and income statement through December 31, 2023. No action required on the Board's part.

ii. Consideration of Funding Requests #43 – #47

Mr. LeBrun noted funding requests #43 – #47 start on page 138 of the agenda. We are looking for a motion to approve those funding requests. He noted he would be happy to answer any questions, if not just looking for a motion to approve those.

On MOTION by Mr. Khanani, seconded by Mr. Rich, with all in favor, Funding Requests #43 – #47, were ratified.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Next Meeting Date – February 23, 2023

Mr. LeBrun stated the next meeting is February 23, 2023, at the same time and same location. He noted if there are no pressing business items, the Board can look at cancelling that meeting.

TWELFTH ORDER OF BUSINESS **Adjournment**

Mr. LeBrun adjourned the meeting.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

EXHIBIT C

2022A ACQUISITION AND CONSTRUCTION REQUISITION

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Elevation Pointe Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2022 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: 128

(2) Name of Payee pursuant to Acquisition Agreement: Mack Industries, Inc.

(3) Amount Payable: $2,320

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # MCI000141386 – Elevation Pointe Townhomes East – Conwrap, Sealant

(5) Fund or Account and subaccount, if any, from which disbursement to be made:

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the District,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

KIMLEY-HORN AND ASSOCIATES, INC., CONSULTING ENGINEER

_____

Title: CDD ENGINEER

Invoice

Remit To:
Mack Industries, Inc.
PO Box 936468
Atlanta, GA 31193-6468

Deliver To: 4
ALBERT GUIDICE
ELEVATION POINTE TOWNHOMES EAST - SEALANT
CPU
ASTATULA FL

Invoice No.:	MCI000141386
Invoice Date:	1/8/2024
Due Date:	2/7/2024
Order No:	CF00028266
Salesperson:	Gregory Knotts
Cust PO:	2012
Payment Terms:	NET 30 DAYS
Currency:	USD
Tax Code:	FL35EX

Invoice To: C024902 ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
219 E LIVINGSTON ST
ORLANDO FL 32801

Job Name: ELEVATION POINTE TOWNHOMES EAST

Last BOL	LN	Item	Description	Structure	Quantity	Unit Price	Net Price
108766	2	F51024	CONWRAP,CS 212 50' X 6"		16.000	145.00	2,320.00
108766	3	F09510A	SEALANT,EVERGRIP 990 3'-6" L X 2" WIDE	.	100.000	0.00	0.00

Special Instructions:
Thank you! We appreciate your business. For billing inquiries, please email: billing@mackconcrete.com or call locally 352-742-2333
"Serving the Construction Industry since 1932"

Sales Amount	2,320.00
Misc Charges	0.00
Fuel Surcharge	0.00
Surcharge	0.00
Prepaid Amount	0.00
Sales Tax	0.00
Total	2,320.00

Wire To: WELLS FARGO - A/R
Bank Transit Number:
Account Number: 4124597048

Uniform Straight Bill Of Lading

1/16/2024 1:42:54 PM

Certification Statement
MACK INDUSTRIES USES STEEL & IRON MANUFACTURED IN THE UNITED STATES, IN ACCORDANCE WITH THE BUY AMERICA PROVISIONS. ALL STRUCTURES ON THIS SHIPMENT MEET OR EXCEED ALL APPLICABLE F.D.O.T. STANDARDS

From:
MACK CONCRETE INDUSTRIES
23902 COUNTY ROAD 561
ASTATULA FL 34705
352-742-2333

Shipment:	108766
Date:	1/5/2024
Order:	CF00028266
Cust PO:	2012
Order Contact:	ALBERT GUIDICE
Contact Phone:	407-270-8866
Vehicle:	69
Route:	110
Carrier Contact:	
Total Weight:	0.00

Bill To: C024902
ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
219 E LIVINGSTON ST
ORLANDO FL 32801

Ship To: (4)
ALBERT GUIDICE
ELEVATION POINTE TOWNHOMES EAST - SEALANT
CPU
ASTATULA FL

Job Name: ELEVATION POINTE TOWNHOMES EAST

Ln-Rel	Item	Description	Structure	Quantity	U/M	CY	Wt (Lb)
2-0	F51024	CONWRAP,CS 212 50' X 6"		16.00	RL	0	0
3-0	F09510A	SEALANT,EVERGRIP 990 3'-6" L X 2"	.	100.00	EA	0	0

Carrier received, subject to predetermined rates agreed upon between carrier and shipper. Property described is in good order except as noted and is destined as shown above. I have checked the loading of the material and their securing devices on my vehicle. They are safe and correct.

Carrier: CUSTOMER PICKUP
Per: CUSTOMER PICK-UP
Date: 1/5/2024

Carrier Signature: _____
Date: / /

Above material received in good order except as noted. I accept full responsibility for material and release the Manufacturer & Carrier from any further liability. By Signing, purchaser agrees to Terms & Conditions appearing on reverse side herof.
WARNING: Use appropriate rated slings, cranse and safety methods when lifting this material. Caution when lifting. Maintain a safe distance from any suspended load.

Signature Received By: _____ Signature Date: _____

Depart Plant: _____ Arrive Job Site: _____ Depart Job Site: _____ Return Plant: _____

EXHIBIT C

2022A ACQUISITION AND CONSTRUCTION REQUISITION

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Elevation Pointe Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2022 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: 129

(2) Name of Payee pursuant to Acquisition Agreement: County Materials Corp.

(3) Amount Payable: $18,576

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 172201-01, 172201-02 – Townhomes Phase 3 Wall Straight, Gasket

(5) Fund or Account and subaccount, if any, from which disbursement to be made:

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the District,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

KIMLEY-HORN AND ASSOCIATES, INC., CONSULTING ENGINEER

_____

Title: CDD ENGINEER

COUNTY MATERIALS CORPORATION

(866) 343-8488 Fax (352) 742-1539
ASTATULA, FL 34705-0435

INVOICE

REMIT TO:
P.O. BOX 38
MARATHON, WI 54448-0038

Shipped	Invoice Date	Invoice #	
12/27/2023	12/27/2023	172201-01	
Warehouse	Taken By	PO #	Page #
44	ct	2011	1 of 1
Invoice Due Date:	01/31/2024		

Cust: 217

Ship To Townhomes Phase 3
St Johns
Terra Blvd
St Augustine, FL 32092

Bill To: ELEVATION POINTE CDD
219 E LIVINGSTON ST
ORLANDO, FL 32801

Ln #	Product And Description	Quantity Shipped	Qty UM	Unit Price	Amount (Net)
1	248383	48.00	LFT	193.500	9,288.00
	48" RCP CL3 "B" WALL STRAIGHT				
2	24848	6.00	EA	.000	.00
	48" RCCP GASKET HK #839048				

2.00 *Lines Total* *Quantity Shipped Total* 54.00 **Sub Total** 9,288.00
Invoice Total 9,288.00

COUNTY MATERIALS CORPORATION

172201-01

697 269 31516

Israel

PLANT	TIME	DATE		SHIP TO	SALES PERSON	TRUCK/DRIVER	
PAGE 1	OF 1	12/20/23	217	999-999	ct	569	172201-01

BUYER NAME	DELIVERY LOCATION
ELEVATION POINTE CDD 219 E LIVINGSTON ST ORLANDO FL 32801	Townhomes Phase 3 St Johns Terra Blvd St Augustine FL 32092

SHIPPING WAREHOUSE	TERMS	PURCHASE ORDER	SLUMP
ASTATULA	CHARGE		

LOAD/LOCATION	STOCK # / DESCRIPTION	QTY ORDERED	QTY DELIVERED	UNIT PRICE	AMOUNT
a2	248383 48" RCP CL3 "B" WALL STRAIGHT	48.00			
a13	24848 48" RCCP GASKET HK #839048	6.00			

LEAVE PLANT	ARRIVE JOB SITE	START	FINISH	ARRIVE PLANT
445	715	740	800	1045

Visit Us At: countymaterials.com

LOADED	DRIVER	RECEIVED IN GOOD ORDER
RD		

Signatory represents that they have actual and apparent authority to bind Buyer. The signature above binds the Buyer to the terms and conditions (INCLUDING THE EXCLUSIVE LIMITED WARRANTY AND EXCLUSIVE REMEDY FOR BREACH OF WARRANTY) contained on the reverse side of this ticket. Signature binds Buyer to defend, indemnify, and hold harmless Seller from any and all claims, including claims for bodily injury, property damage, business loss, or any other incidental or consequential damage, arising out of the delivery, loading, unloading, or installation of the Product(s). If Buyer fails to sign, the terms and conditions of this document shall become binding upon Seller's delivery or commencement of delivery. Any additional terms and conditions proposed by Buyer, whether written or verbal, are rejected and shall be of no force or effect unless expressly consented to in writing by the Seller. These terms and conditions supersede all previous quotations and agreements pertaining to the Products unless otherwise previously agreed to by the Seller in writing. Any declaration of unenforceability of a provision shall be as narrow as possible and shall not affect the enforceability of the other provisions.

WHITE – OFFICE COPY • YELLOW/PINK – CUSTOMER COPY • GREEN – YARD

780-0003 Rev 6/23

COUNTY MATERIALS CORPORATION

(866) 343-8488 Fax (352) 742-1539
ASTATULA, FL 34705-0435

INVOICE

REMIT TO:
P.O. BOX 38
MARATHON, WI 54448-0038

Shipped	Invoice Date	Invoice #	
12/27/2023	12/27/2023	172201-02	
Warehouse	Taken By	PO #	Page #
44	ct	2011	1 of 1
Invoice Due Date:	01/31/2024		

Cust: 217

Ship To Townhomes Phase 3
St Johns
Terra Blvd
St Augustine, FL 32092

Bill To: ELEVATION POINTE CDD
219 E LIVINGSTON ST
ORLANDO, FL 32801

Ln #	Product And Description	Quantity Shipped	Qty UM	Unit Price	Amount (Net)
1	248383	48.00	LFT	193.500	9,288.00
	48" RCP CL3 "B" WALL STRAIGHT				
2	24848	6.00	EA	.000	.00
	48" RCCP GASKET HK #839048				

2.00 Lines Total — Quantity Shipped Total 54.00

Sub Total 9,288.00
Invoice Total 9,288.00

COUNTY MATERIALS CORPORATION

172201-02

26951517

Dan

PLANT	TIME	DATE		SHIP TO	SALES PERSON	TRUCK/DRIVER	
PAGE 1	OF 1	12/20/23	217	999-999	ct	568	172201-02

BUYER NAME
ELEVATION POINTE CDD
219 E LIVINGSTON ST

ORLANDO FL 32801

DELIVERY LOCATION
Townhomes Phase 3
St Johns
Terra Blvd
St Augustine FL 32092

SHIPPING WAREHOUSE	TERMS	PURCHASE ORDER	SLUMP
ASTATULA	CHARGE		

LOAD/LOCATION	STOCK # / DESCRIPTION	QTY ORDERED	QTY DELIVERED	UNIT PRICE	AMOUNT
a2	248383 48" RCP CL3 "B" WALL STRAIGHT	48.00			
a13	24848 48" RCCP GASKET HK #839048	6.00			

LEAVE PLANT	ARRIVE JOB SITE	START	FINISH	ARRIVE PLANT
0430	0700	0755	0750	1030

Visit Us At: countymaterials.com

LOADED	DRIVER	RECEIVED IN GOOD ORDER
		X

Signatory represents that they have actual and apparent authority to bind Buyer. The signature above binds the Buyer to the terms and conditions (INCLUDING THE EXCLUSIVE LIMITED WARRANTY AND EXCLUSIVE REMEDY FOR BREACH OF WARRANTY) contained on the reverse side of this ticket. Signature binds Buyer to defend, indemnify, and hold harmless Seller from any and all claims, including claims for bodily injury, property damage, business loss, or any other incidental or consequential damage, arising out of the delivery, loading, unloading, or installation of the Product(s). If Buyer fails to sign, the terms and conditions of this document shall become binding upon Seller's delivery or commencement of delivery. Any additional terms and conditions proposed by Buyer, whether written or verbal, are rejected and shall be of no force or effect unless expressly consented to in writing by the Seller. These terms and conditions supersede all previous quotations and agreements pertaining to the Products unless otherwise previously agreed to by the Seller in writing. Any declaration of unenforceability of a provision shall be as narrow as possible and shall not affect the enforceability of the other provisions.

WHITE – OFFICE COPY • YELLOW/PINK – CUSTOMER COPY • GREEN – YARD

780-0003 Rev 6/23

EXHIBIT C

2022A ACQUISITION AND CONSTRUCTION REQUISITION

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

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(1) Requisition Number: 130

(2) Name of Payee pursuant to Acquisition Agreement: LiveView Technologies, Inc.

(3) Amount Payable: $2,500

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # AR250020, AR250021 – Monthly Omni Level Software & Equipment Subscription – Trailer Mount

(5) Fund or Account and subaccount, if any, from which disbursement to be made:

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the District,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

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The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

KIMLEY-HORN AND ASSOCIATES, INC., CONSULTING ENGINEER

_____

Title: CDD ENGINEER

INVOICE

LiveView Technologies, Inc.
PO Box 971205
Orem, UT, 84097-1205
Phone: 8012219408
Web: www.liveviewtech.com

Invoice Nbr.:	**AR250020**
Date:	01-Jan-2024
Due Date:	31-Jan-2024
Customer ID:	LVT0011231
Currency:	USD
PO Number	

BILL TO:	SHIP TO:
Elevation Development 189 S Orange Ave Ste 1550 Orlando FL 32801-3268 United States of America Attn: Accounts Payable - accountspayable@elevationdev.com	Elevation Pointe, LLC SR 16 & County Road 208 Saint Augustine FL 32092 United States of America

CUSTOMER REF. NBR.	TERMS	CONTACT
	Net 30	

NO.	ITEM	Serial #	QTY.	UOM	UNIT PRICE	EXTENDED PRICE
1	103817: Monthly Omni Level Software & Equipment Subscription - Trailer Mount NOTE: January; TDC04536 6751; T214183 6792		1.000000	EA	1,250.00	1,250.00

The goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended, including Section 6, 7, 12, and regulations and orders issued under Section 14 thereof.

NOTE:

Remittance address:
LiveView Technologies, Inc
PO Box 17853
Denver,CO 80217

ACH payment details:
Key Bank
36 S State St
Salt Lake City, UT 84130
A/C No: 449681048178
ABA No: 124000737

Credit Card Payment:
Contact ar@lvt.com
*A fee of 1% will be added

Sales Total:	1,250.00
Tax Total:	0.00
Discount Total:	0.00
Total (USD):	**1,250.00**

INVOICE

LiveView Technologies, Inc.
PO Box 971205
Orem, UT, 84097-1205
Phone: 8012219408
Web: www.liveviewtech.com

Invoice Nbr.:	**AR250021**
Date:	01-Jan-2024
Due Date:	31-Jan-2024
Customer ID:	LVT0011231
Currency:	USD
PO Number	

BILL TO:	SHIP TO:
Elevation Development 189 S Orange Ave Ste 1550 Orlando FL 32801-3268 United States of America Attn: Accounts Payable - accountspayable@elevationdev.com	Elevation Pointe, LLC SR 16 & County Road 208 Saint Augustine FL 32092 United States of America

CUSTOMER REF. NBR.	TERMS	CONTACT
	Net 30	

NO.	ITEM	Serial #	QTY.	UOM	UNIT PRICE	EXTENDED PRICE
1	103817: Monthly Omni Level Software & Equipment Subscription - Trailer Mount NOTE: January; TDC10357 19797; T2309593 19985		1.000000	EA	1,250.00	1,250.00

The goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended, including Section 6, 7, 12, and regulations and orders issued under Section 14 thereof.

NOTE:

Remittance address:
LiveView Technologies, Inc
PO Box 17853
Denver,CO 80217

ACH payment details:
Key Bank
36 S State St
Salt Lake City, UT 84130
A/C No: 449681048178
ABA No: 124000737

Credit Card Payment:
Contact ar@lvt.com
*A fee of 1% will be added

Sales Total:	1,250.00
Tax Total:	0.00
Discount Total:	0.00
Total (USD):	**1,250.00**

EXHIBIT C

2022A ACQUISITION AND CONSTRUCTION REQUISITION

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Elevation Pointe Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2022 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: 131

(2) Name of Payee pursuant to Acquisition Agreement: Mack Industries, Inc.

(3) Amount Payable: $21,106

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # MCI000141720 - Elevation Pointe Townhomes East

(5) Fund or Account and subaccount, if any, from which disbursement to be made:

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the District,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

KIMLEY-HORN AND ASSOCIATES, INC.,
CONSULTING ENGINEER

Title: CDD ENGINEER

Invoice

Remit To:
Mack Industries, Inc.
PO Box 936468
Atlanta, GA 31193-6468

Deliver To: 3
TRAVIS HIBBEN
ELEVATION POINTE TOWNHOMES EAST
I-95 NORTH TO SR16 WEST, THEN
IMMEDIATELY TURN
LEFT ON CR208, JOB .50 MILES ON RIGHT
ST. AUGUSTINE FL

Invoice No.:	MCI000141720
Invoice Date:	1/22/2024
Due Date:	2/21/2024
Order No:	CF00028139
Salesperson:	Gregory Knotts
Cust PO:	2010
Payment Terms:	NET 30 DAYS
Currency:	USD
Tax Code:	FL55EX

Invoice To:C024902 ELEVATION POINTE COMMUNITY
DEVELOPMENT DISTRICT
219 E LIVINGSTON ST
ORLANDO FL 32801

Job Name: ELEVATION POINTE TOWNHOMES EAST

Last BOL	LN	Item	Description	Structure	Quantity	Unit Price	Net Price
109709	2	F13531J	(JMH) 6x6',Base,8"w,FT,96" ID: P1	ST-225	1.000	10,553.00	10,553.00
109709	3	F13545R	TS,88x88",48"CTR,TNG ID: P2	ST-225	1.000	0.00	0.00
109709	4	F14232J	MH,4'dia,Riser,5"w,FT,41" ID: P3	ST-225	1.000	0.00	0.00
109709	5	F14102M	TS,58"dia,32"CTR ID: P4	ST-225	1.000	0.00	0.00
109709	6	F90655	USF 655 RING ID: P6	ST-225	1.000	0.00	0.00
109709	7	F89973AB	USF U COVER,"St. Johns Co.,STSE,FL" ID: P7	ST-225	1.000	0.00	0.00
109715	8	F13531J	(JMH) 6x6',Base,8"w,FT,96" ID: P1	ST-227	1.000	10,553.00	10,553.00
109715	9	F13545R	TS,88x88",48"CTR,TNG ID: P2	ST-227	1.000	0.00	0.00
109715	10	F14224J	MH,4'dia,Riser,5"w,FT,26" ID: P3	ST-227	1.000	0.00	0.00
109715	11	F14102M	TS,58"dia,32"CTR ID: P4	ST-227	1.000	0.00	0.00
109709	12	F90655	USF 655 RING ID: P6	ST-227	1.000	0.00	0.00
109709	13	F89973AB	USF U COVER,"St. Johns Co.,STSE,FL" ID: P7	ST-227	1.000	0.00	0.00

Invoice

Remit To:
Mack Industries, Inc.
PO Box 936468
Atlanta, GA 31193-6468

Deliver To: 3
TRAVIS HIBBEN
ELEVATION POINTE TOWNHOMES EAST
I-95 NORTH TO SR16 WEST, THEN
IMMEDIATELY TURN
LEFT ON CR208, JOB .50 MILES ON RIGHT
ST. AUGUSTINE FL

Invoice No.:	MCI000141720
Invoice Date:	1/22/2024
Due Date:	2/21/2024
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Salesperson:	Gregory Knotts
Cust PO:	2010
Payment Terms:	NET 30 DAYS
Currency:	USD
Tax Code:	FL55EX

Invoice To:C024902 ELEVATION POINTE COMMUNITY
DEVELOPMENT DISTRICT
219 E LIVINGSTON ST
ORLANDO FL 32801

Job Name: ELEVATION POINTE TOWNHOMES EAST

Last BOL	LN	Item	Description	Structure	Quantity	Unit Price	Net Price

Special Instructions:
Thank you! We appreciate your business. For billing inquiries,
please email: billing@mackconcrete.com or call locally 352-742-2333
"Serving the Construction Industry since 1932"

Sales Amount	21,106.00
Misc Charges	0.00
Fuel Surcharge	0.00
Surcharge	0.00
Prepaid Amount	0.00
Sales Tax	0.00
Total	21,106.00

Wire To: WELLS FARGO - A/R
Bank Transit Number:
Account Number: 4124597048

Uniform Straight Bill Of Lading

1/19/2024 7:19:08 AM

Certification Statement
MACK INDUSTRIES USES STEEL & IRON MANUFACTURED IN THE UNITED STATES, IN ACCORDANCE WITH THE BUY AMERICA PROVISIONS. ALL STRUCTURES ON THIS SHIPMENT MEET OR EXCEED ALL APPLICABLE F.D.O.T. STANDARDS

From:
MACK CONCRETE INDUSTRIES
23902 COUNTY ROAD 561
ASTATULA FL 34705
352-742-2333

Shipment:	109709
Date:	1/19/2024
Order:	CF00028139
Cust PO:	2010
Order Contact:	TRAVIS HIBBEN
Contact Phone:	407-270-8866
Vehicle:	90/6763-DLD
Route:	110
Carrier Contact:	TRAVIS 386-576-4617
Total Weight:	8.83

Bill To: C024902
ELEVATION POINTE COMMUNITY
DEVELOPMENT DISTRICT
219 E LIVINGSTON ST
ORLANDO FL 32801

Ship To: (3)
TRAVIS HIBBEN
ELEVATION POINTE TOWNHOMES EAST
I-95 NORTH TO SR16 WEST, THEN
IMMEDIATELY TURN
LEFT ON CR208, JOB .50 MILES ON RIGHT
ST. AUGUSTINE FL

Job Name: ELEVATION POINTE TOWNHOMES EAST

Ln-Rel	Item	Description	Structure	Quantity	U/M	CY	Wt (Lb)
2-0	F13531J	6x6',Base,8"w,96"	ST-225	1.00	EA	6.78	27,459
3-0	F13545R	TS,88x88",48"OS,TNG	ST-225	1.00	EA	1.09	4,414.5
4-0	F14232J	MH,4'dia,Riser,5"w,32"	ST-225	1.00	EA	0.57	2,308.5
5-0	F14102M	TS,58"dia,Key,Misc	ST-225	1.00	EA	0.39	1,579.5
6-0	F90655	655 RING	ST-225	1.00	EA	0	0
7-0	F89973AB	U, ST. JOHN'S CO.,STORM SEW,FL	ST-225	1.00	EA	0	0
12-0	F90655	655 RING	ST-227	1.00	EA	0	0
13-0	F89973AB	U, ST. JOHN'S CO.,STORM SEW,FL	ST-227	1.00	EA	0	0

6

Carrier received, subject to predetermined rates agreed upon between carrier and shipper. Property described is in good order except as noted and is destined as shown above. I have checked the loading of the material and their securing devices on my vehicle. They are safe and correct.

Carrier: Big M Trucking
Per: STEVE K
Date: 1/19/2024

Carrier Signature:

Date: 1/19/2024

Above material received in good order except as noted. I accept full responsibility for material and release the Manufacturer & Carrier from any further liability. By Signing, purchaser agrees to Terms & Conditions appearing on reverse side herof.
WARNING: Use appropriate rated slings, cranse and safety methods when lifting this material. Caution when lifting. Maintain a safe distance from any suspended load.

Signature Received By: Signature Date: 1-19-24

Depart Plant: 0715 Arrive Job Site: 1000 Depart Job Site: 1045 Return Plant: 1300

PURCHASE ORDER #2010
ELEVATION POINTE CDD COMMUNITY DEVELOPMENT DISTRICT

"Owner"		"Seller"	
Owner:	**ELEVATION POINTE CDD**	Seller:	Mack Concrete Industries, Inc
Address:	c/o Governmental Management Services – Central Florida, LLC 219 East Livingston Street Orlando, FL 32801	Address:	P.O. Box 157, ASTATULA, FLORIDA 34705
Phone:	(407) 841-5524	Phone:	352-742-2333

"Project"

Project Name:	**Elevation Pointe Townhomes East**	Contract Date:	
Project Address:	**2711 CR 208** **St. Augustine FL, 32092**	11/22/2023	
Goods Receiving Point Address: (*if different than Project Address*)	N/A		

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement ("Order") for the purpose of the Owner purchasing the items ("**Goods**") listed in the proposal attached as **Exhibit A.**
Schedule – The Goods shall be delivered within **TBD** days from the date of this Order.
Price – **$21,106.00**
Certificate of Exemption # 85-8018289353C-6

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B,** and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

Elevation Pointe Community Development District	Mack Concrete Industries, Inc
Owner	Seller
By:	By:
Name: George S. Flint	Name: Greg Knotts
Title: District Manager	Title: agent
Date Executed: 12/15/23	Date Executed: 12-18-23

EXHIBIT A: Proposal
EXHIBIT B: Terms and Conditions

Exhibit A
Proposal

MACK CONCRETE INDUSTRIES, INC.

P.O. Box 157, ASTATULA, FLORIDA 34705
PH: 352-742-2333 / FAX: 352-742-0799

WEB SITE: HTTP://WWW.MACKCONCRETE.COM

Precast Manholes
Wet Wells and Dry Wells
Box Culverts

Precast Municipal Inlets
D.O.T. Precast Structures
Specialty Precast Items

Customer:
Ref. Proj: **ELEVATION POINTE TOWNHOMES EAST**
Location: ST. AUGUSTINE, ST. JOHNS CO.
Engineer:
Owner:

Date: **11/22/2023**
Quote #: **QF70698**
Bid Date: **11/22/2023**

The Following Items Are Proposed To Be Furnished

Estimated Quantity	Item	Item	Unit Price	Totals
2	TYPE J MANHOLE, USF 655U R/C (225,227)		$10,553	$21,106
	NOTE: JOINT SEALANT FOR STORM: $95.00 PER BOX			
			Total	**$21,106**

The above prices are F.O.B. jobsite location. The materials are to be unloaded and installed by the purchaser. Should field problems arise to materials covered by this contract, the Purchaser agrees to notify the Seller prior to performing corrective work. Sales tax not included. Prices are based on truck load shipments. Unanticipated supplemental shipments may result in additional freight and handling charges. Demurrage charges may be charged to the purchaser. Prices are firm for thirty (30) days. Prices are contingent upon approval of our design and specifications.

Company: _____
Accepted By _____
Title: _____
Date: _____
Purchaser Job No.: _____
Project Taxable: Yes: _____ No: _____
Tax Exempt No: _____

Very Truly Yours,

GREG KNOTTS
gknotts@mackconcrete.com
Mack Concrete Industries Inc.
Cell #: 352-406-0870

EXHIBIT B
TERMS AND CONDITIONS

1. PRICE. The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.

2. SCHEDULE. Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.

3. DELIVERY AND INSPECTION.

   a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.

   b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.

4. TERMS OF PAYMENT. Seller's Invoice (**"Invoice"**) must be submitted in the Owner's name before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2019). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.

5. WARRANTY. Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for use on the District's Project. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.

6. COMPLIANCE WITH LAW. Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.

7. INDEMNITY. To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, and Owner's supervisors, staff, consultants, agents, subcontractors, and employees (together, **"Indemnitees"**) from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order and are not intended to limit any of the other rights and/or remedies provided to the District hereunder.

8. INSURANCE. At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:

   a. Commercial general liability insurance with minimum limits of liability not less than $1,000,000. Such insurance shall include coverage for contractual liability.

   b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than $100,000 each accident.

   c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than $1,000,000 each occurrence combined single limit bodily injury and property damage.

9. DEFAULT. Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.

10. LIMITATION OF LIABILITY. Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in Section 768.28, Florida Statutes or other statute or law.

11. WAIVER. Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.

12. MODIFICATIONS. This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.

13. APPLICABLE LAW. The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.

14. MECHANIC'S LIENS. Notwithstanding that Owner is a local unit of special-purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.

15. PERMITS AND LICENSES. Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.

16. PARTIAL INVALIDITY. If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.

17. ASSIGNMENT AND SUBCONTRACTING. This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.

18. RELATIONSHIP. The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.

19. NOTICES. Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.

20. PUBLIC ENTITY CRIMES. Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), Florida Statutes.

21. SCRUTINIZED COMPANIES. Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, and in the event such status changes, Seller shall immediately notify Owner.

22. TERMINATION. Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to the terms herein, subject to any offsets or claims that Owner may have.

23. PUBLIC RECORDS. Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.

24. CONFLICTS. To the extent of any conflict between this document and the Purchase Order or **Exhibit A**, this document shall control.

Attachment

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of Preston Cove Community Development District (hereinafter "**Governmental Entity**"), Florida Consumer's Certificate of Exemption Number **#85-8018289353C-6**, affirms that the tangible personal property purchased pursuant to a Purchase Order Number **2010** from **Mack Concrete Industries, Inc** (Vendor) on or after November 22, 2023 (date) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to contract dated **10/06/2023** with **KT Carter Contracting, Inc** (Contractor) for the construction of **Community Infraestructure.**

The Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.: ***You must initial each of the following requirements.***

RSL 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.

RSL 2. The vendor's invoice will be issued directly to Governmental Entity.

RSL 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.

RSL 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.

RSL 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

The Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., the Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, the Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax, I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third-degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.

District Manager

Signature of Authorized Representative of Governmental Entity — Title

Elevation Pointe Community Development District — 12/15/23

Purchaser's Name (Print or Type) — Date

Federal Employer Identification Number: 86-1807101

Telephone Number: 407-242-0501

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.

NAME: Greg Knotts/Mack Concrete Industries, Inc

ADDRESS: P.O. Box 157, ASTATULA, FLORIDA 34705

TELEPHONE NUMBER: 352-406-0870

2. Manufacturer or brand, model or specification number of the item.

- TYPE J MANHOLE, USF 655U R/C (225,225)

-

For more details see the Vendor's Quote 11/22/2023 Project #QF70698

3. Quantity needed as estimated by CONTRACTOR: See the Vendor's Quote 11/22/2023 Project #QF70698

4. The price quoted by the supplier for the construction materials identified above.

$21,106.00

5. The sales tax associated with the price quote: Tax Exemption #85-8018289353C-6

6. Shipping and handling insurance cost: N/A

7. Delivery dates as established by CONTRACTOR:

OWNER: **Elevation Pointe Community Development District**

(CDD ENGINEER) 12/13/23

Authorized Signature (Title) Date

CONTRACTOR: Mack Concrete Ind.

Greg Knotts - agent 12·5·23

Authorized Signature (Title) Date

Exhibit A: Proposal

MACK CONCRETE INDUSTRIES, INC.

P.O. Box 157. ASTATULA. FLORIDA 34705
PH: 352-742-2333 / FAX: 352-742-0799

WEB SITE: HTTP://WWW.MACKCONCRETE.COM

Precast Manholes
Wet Wells and Dry Wells
Box Culverts

Precast Municipal Inlets
D.O.T. Precast Structures
Specialty Precast Items

Customer:
Ref. Proj: **ELEVATION POINTE TOWNHOMES EAST**
Location: ST. AUGUSTINE, ST. JOHNS CO.
Engineer:
Owner:

Date: **11/22/2023**
Quote #: **QF70698**
Bid Date: **11/22/2023**

The Following Items Are Proposed To Be Furnished

Estimated Quantity	Item	Item	Unit Price	Totals
2	TYPE J MANHOLE, USF 655U R/C (225,227)		$10,553	$21,106
	NOTE: JOINT SEALANT FOR STORM: $95.00 PER BOX			
			Total	**$21,106**

The above prices are F.O.B. jobsite location. The materials are to be unloaded and installed by the purchaser. Should field problems arise to materials covered by this contract, the Purchaser agrees to notify the Seller prior to performing corrective work. Sales tax not included. Prices are based on truck load shipments. Unanticipated supplemental shipments may result in additional freight and handling charges. Demurrage charges may be charged to the purchaser. Prices are firm for thirty (30) days. Prices are contingent upon approval of our design and specifications.

Company: _____
Accepted By _____
Title: _____
Date: _____
Purchaser Job No.: _____
Project Taxable: Yes: _____ No: _____
Tax Exempt No: _____

Very Truly Yours,

GREG KNOTTS
gknotts@mackconcrete.com
Mack Concrete Industries Inc.
Cell #: 352-406-0870

EXHIBIT C

2022A ACQUISITION AND CONSTRUCTION REQUISITION

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Elevation Pointe Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2022 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: 133

(2) Name of Payee pursuant to Acquisition Agreement: LiveView Technolgies, Inc.

(3) Amount Payable: $1,250

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # AR263605 Feb Monthly Omni Level Software & Equipment Subscription – Trailer Mount

(5) Fund or Account and subaccount, if any, from which disbursement to be made:

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the District,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

KIMLEY-HORN AND ASSOCIATES, INC., CONSULTING ENGINEER

_____

Title: CDD ENGINEER

INVOICE

LiveView Technologies, Inc.
PO Box 971205
Orem, UT, 84097-1205
Phone: 8012219408
Web: www.liveviewtech.com

Invoice Nbr.:	**AR263605**
Date:	01-Feb-2024
Due Date:	02-Mar-2024
Customer ID:	LVT0011231
Currency:	USD
PO Number	

BILL TO:	SHIP TO:
Elevation Development 189 S Orange Ave Ste 1550 Orlando FL 32801-3268 United States of America Attn: Accounts Payable - accountspayable@elevationdev.com	Elevation Pointe, LLC SR 16 & County Road 208 Saint Augustine FL 32092 United States of America

CUSTOMER REF. NBR.	TERMS	CONTACT
	Net 30	

NO.	ITEM	Serial #	QTY.	UOM	UNIT PRICE	EXTENDED PRICE
1	103817: Monthly Omni Level Software & Equipment Subscription - Trailer Mount NOTE: February; TDC04536 6751; T214183 6792		1.000000	EA	1,250.00	1,250.00

The goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended, including Section 6, 7, 12, and regulations and orders issued under Section 14 thereof.

NOTE:

Remittance address:
LiveView Technologies, Inc
PO Box 17853
Denver,CO 80217

ACH payment details:
Key Bank
36 S State St
Salt Lake City, UT 84130
A/C No: 449681048178
ABA No: 124000737

Credit Card Payment:
Contact ar@lvt.com
*A fee of 1% will be added

Sales Total:	1,250.00
Tax Total:	0.00
Discount Total:	0.00
Total (USD):	**1,250.00**

EXHIBIT C

2022A ACQUISITION AND CONSTRUCTION REQUISITION

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Elevation Pointe Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2022 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: 134

(2) Name of Payee pursuant to Acquisition Agreement: Kimley-Horn and Associates, Inc.

(3) Amount Payable: $640

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 045601001-0224 Services Rendered through 2/29/24

(5) Fund or Account and subaccount, if any, from which disbursement to be made:

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the District,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

KIMLEY-HORN AND ASSOCIATES, INC., CONSULTING ENGINEER

_____

Title: CDD Engineer

Kimley»Horn

Invoice for Professional Services

Please remit payment electronically to:		**If paying by check, please remit to:**
Account Name:	KIMLEY-HORN AND ASSOCIATES, INC.	KIMLEY-HORN AND ASSOCIATES, INC.
Bank Name and Address:	WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163	P.O. BOX 932520
Account Number:	2073089159554	ATLANTA, GA 31193-2520
ABA#:	121000248	

Payment for this invoice is due within 25 days of receipt.

ELEVATION DEVELOPMENT, LLC
ATTN : OWAIS KHANANI
121 S ORANGE AVENUE
SUITE 1250
ORLANDO, FL 32801

Invoice No: 045601001-0224
Invoice Date: Feb 29, 2024
Invoice Amount: $640.00

Project No: 045601001
Project Name: PREMIUM POINTE CDD
Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615
For Services Rendered through Feb 29, 2024

Client Reference:

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 1 PREPARE PETITION EXHIBITS	7,000.00	100.00%	7,000.00	7,000.00	0.00
TASK 2 DISTRICT ENGINEER'S REPORT	18,000.00	100.00%	18,000.00	18,000.00	0.00
TASK 3 RESPONSES TO COMMENTS	0.00	HOURLY	2,232.50	2,232.50	0.00
TASK 4 MEETINGS	0.00	HOURLY	2,147.50	2,147.50	0.00
TASK 5 HEARINGS	0.00	HOURLY	0.00	0.00	0.00
TASK 6 ADDITIONAL SERVICES	0.00	HOURLY	27,750.00	27,110.00	640.00
REIMBURSABLE EXPENSES	0.00	HOURLY	30.82	30.82	0.00
OFFICE EXPENSE	0.00	HOURLY	0.00	0.00	0.00
Subtotal	**25,000.00**		**57,160.82**	**56,520.82**	**640.00**
Total					**640.00**

Total Invoice: $640.00

DESCRIPTION OF HOURLY SERVICES PERFORMED:

-REQ 128, 129, 130

Kimley»Horn

Labor and Expense Detail

ELEVATION DEVELOPMENT, LLC
ATTN : OWAIS KHANANI
121 S ORANGE AVENUE
SUITE 1250
ORLANDO, FL 32801

Invoice No: 045601001-0224
Invoice Date: Feb 29, 2024

Project No: 045601001
Project Name: PREMIUM POINTE CDD
Project Manager: DEITSCH, BRIAN

HOURLY
KHA Ref # 045601001.2-27407740

Task	Description	Hrs/Qty	Rate	Current Amount Due
ADDITIONAL SERVICES	SENIOR PROFESSIONAL I	1.0	340.00	340.00
	SUPPORT STAFF	2.0	150.00	300.00
TOTAL ADDITIONAL SERVICES		**3.0**		**640.00**
TOTAL LABOR AND EXPENSE DETAIL				**640.00**

This page is for informational purposes only. Please pay amount shown on cover page.

EXHIBIT C

2022A ACQUISITION AND CONSTRUCTION REQUISITION

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022

The undersigned, a Responsible Officer of the Elevation Pointe Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2022 (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number: 135

(2) Name of Payee pursuant to Acquisition Agreement: Kimley-Horn and Associates, Inc.

(3) Amount Payable: $1,490

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 045601001-0124 Services Rendered through 01/31/24

(5) Fund or Account and subaccount, if any, from which disbursement to be made:

(6) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the District,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund and the applicable subaccount thereof;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

KIMLEY-HORN AND ASSOCIATES, INC., CONSULTING ENGINEER

_____

Title: CDD ENGINEER

Kimley»Horn

Invoice for Professional Services

Please remit payment electronically to:		**If paying by check, please remit to:**
Account Name:	KIMLEY-HORN AND ASSOCIATES, INC.	KIMLEY-HORN AND ASSOCIATES, INC.
Bank Name and Address:	WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163	P.O. BOX 932520
Account Number:	2073089159554	ATLANTA, GA 31193-2520
ABA#:	121000248	

Payment for this invoice is due within 25 days of receipt.

ELEVATION DEVELOPMENT, LLC
ATTN : OWAIS KHANANI
121 S ORANGE AVENUE
SUITE 1250
ORLANDO, FL 32801

Invoice No: 045601001-0124
Invoice Date: Jan 31, 2024
Invoice Amount: $1,490.00

Project No: 045601001
Project Name: PREMIUM POINTE CDD
Project Manager: DEITSCH, BRIAN

Client Reference:

Federal Tax Id: 56-0885615
For Services Rendered through Jan 31, 2024

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 1 PREPARE PETITION EXHIBITS	7,000.00	100.00%	7,000.00	7,000.00	0.00
TASK 2 DISTRICT ENGINEER'S REPORT	18,000.00	100.00%	18,000.00	18,000.00	0.00
TASK 3 RESPONSES TO COMMENTS	0.00	HOURLY	2,232.50	2,232.50	0.00
TASK 4 MEETINGS	0.00	HOURLY	2,147.50	2,147.50	0.00
TASK 5 HEARINGS	0.00	HOURLY	0.00	0.00	0.00
TASK 6 ADDITIONAL SERVICES	0.00	HOURLY	27,110.00	25,620.00	1,490.00
REIMBURSABLE EXPENSES	0.00	HOURLY	30.82	30.82	0.00
OFFICE EXPENSE	0.00	HOURLY	0.00	0.00	0.00
Subtotal	**25,000.00**		**56,520.82**	**55,030.82**	**1,490.00**
Total					**1,490.00**

Total Invoice: $1,490.00

DESCRIPTION OF HOURLY SERVICES PERFORMED:

-REQ 126
-REQ #127
-MATERIALS REVIEW 044
-PPR'S AND REQ 128 & 129

Kimley»Horn

Labor and Expense Detail

ELEVATION DEVELOPMENT, LLC
ATTN : OWAIS KHANANI
121 S ORANGE AVENUE
SUITE 1250
ORLANDO, FL 32801

Invoice No: 045601001-0124
Invoice Date: Jan 31, 2024

Project No: 045601001
Project Name: PREMIUM POINTE CDD
Project Manager: DEITSCH, BRIAN

HOURLY
KHA Ref # 045601001.2-27118097

Task	Description	Hrs/Qty	Rate	Current Amount Due
ADDITIONAL SERVICES	SENIOR PROFESSIONAL I	3.5	340.00	1,190.00
	SUPPORT STAFF	2.0	150.00	300.00
TOTAL ADDITIONAL SERVICES		**5.5**		**1,490.00**
TOTAL LABOR AND EXPENSE DETAIL				**1,490.00**

This page is for informational purposes only. Please pay amount shown on cover page.

SECTION V

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 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, 2024, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**"Fiscal Year 2024/2025"**); 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 2024/2025 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 26, 2024
HOUR:	9:30 AM
LOCATION:	Offices of GMS-NF 475 West Town Place, Suite 114 St. Augustine, FL 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 28th DAY OF APRIL, 2024.

ATTEST:

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Elevation Pointe

Community Development District

Proposed Budget

FY2025

Table of Contents

Elevation Pointe CDD

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Direct	$ -	$ -	$ -	$ -	$ -
Developer Contributions	$ 338,877	$ 27,913	$ 41,250	$ 69,163	$ 343,586
Boundary Amendment Contribution	$ -	$ 1,080	$ -	$ 1,080	$ -
Total Revenues	**$ 338,877**	**$ 28,993**	**$ 41,250**	**$ 70,243**	**$ 343,586**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ -	$ 6,000	$ 6,000	$ 12,000
FICA Expense	$ 918	$ -	$ 459	$ 459	$ 918
Engineering Fees	$ 12,000	$ -	$ 6,000	$ 6,000	$ 12,000
Attorney Fees	$ 25,000	$ 1,263	$ 2,500	$ 3,763	$ 25,000
Annual Audit	$ 5,200	$ -	$ -	$ -	$ 5,250
Assessment Administration	$ 5,000	$ 5,000	$ -	$ 5,000	$ 5,000
Arbitrage	$ 450	$ 450	$ -	$ 450	$ 450
Dissemination Fees	$ 5,000	$ 1,667	$ 2,500	$ 4,167	$ 5,250
Trustee Fees	$ 5,000	$ -	$ -	$ -	$ 5,000
Management Fees	$ 38,955	$ 12,985	$ 19,476	$ 32,461	$ 42,500
Information Technology	$ 1,325	$ 442	$ 660	$ 1,102	$ 1,392
Website Maintenance	$ 928	$ 309	$ 462	$ 771	$ 975
Telephone	$ 100	$ -	$ 50	$ 50	$ 100
Postage & Delivery	$ 1,000	$ 20	$ 27	$ 47	$ 1,000
Printing & Binding	$ 1,000	$ 13	$ 17	$ 30	$ 1,000
Insurance	$ 6,181	$ 5,590	$ -	$ 5,590	$ 6,181
Legal Advertising	$ 8,000	$ -	$ 2,500	$ 2,500	$ 8,000
Other Current Charges	$ 1,000	$ 233	$ 228	$ 461	$ 1,000
Office Supplies	$ 625	$ 1	$ 15	$ 16	$ 625
Boundary Amendment	$ -	$ 1,080	$ -	$ 1,080	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 129,857**	**$ 29,228**	**$ 40,894**	**$ 70,122**	**$ 133,816**
Operations & Maintenance					
Field Expenses					
Property Insurance	$ 5,000	$ -	$ -	$ -	$ 5,000
Field Management	$ 15,000	$ -	$ -	$ -	$ 15,750
Landscape Maintenance	$ 75,000	$ -	$ -	$ -	$ 75,000
Landscape Replacement	$ 2,500	$ -	$ -	$ -	$ 2,500
Lake Maintenance	$ 12,000	$ -	$ -	$ -	$ 12,000
Wetland Mitigation/Maintenance	$ 6,000	$ -	$ -	$ -	$ 6,000
Streetlights	$ 9,000	$ -	$ -	$ -	$ 9,000
Electric	$ 2,500	$ -	$ -	$ -	$ 2,500
Water & Sewer	$ 2,400	$ -	$ -	$ -	$ 2,400
Sidewalk & Asphalt Maintenance	$ 500	$ -	$ -	$ -	$ 500
Irrigation Repairs	$ 2,500	$ -	$ -	$ -	$ 2,500
General Repairs & Maintenance	$ 5,000	$ -	$ -	$ -	$ 5,000
Contingency	$ 7,500	$ -	$ -	$ -	$ 7,500
Subtotal Field Expenses	**$ 144,900**	**$ -**	**$ -**	**$ -**	**$ 145,650**

Elevation Pointe CDD

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Thru 9/30/24	Proposed Budget FY2025
Amenity Expenditures					
Amenity - Electric	$ 7,500	$ -	$ -	$ -	$ 7,500
Amenity - Water	$ 1,500	$ -	$ -	$ -	$ 1,500
Internet	$ 900	$ -	$ -	$ -	$ 900
Pest Control	$ 720	$ -	$ -	$ -	$ 720
Janitorial Services	$ 5,000	$ -	$ -	$ -	$ 5,000
Security Services	$ 5,000	$ -	$ -	$ -	$ 5,000
Pool Mainteance	$ 10,000	$ -	$ -	$ -	$ 10,000
Amenity Repairs & Maintenance	$ 1,000	$ -	$ -	$ -	$ 1,000
Contingency	$ 7,500	$ -	$ -	$ -	$ 7,500
Subtotal Amenity Expenditures	**$ 39,120**	**$ -**	**$ -**	**$ -**	**$ 39,120**
Total Operations & Maintenance	**$ 184,020**	**$ -**	**$ -**	**$ -**	**$ 184,770**
Other Expenditures					
Capital Reserves - Amenity	$ 10,000	$ -	$ -	$ -	$ 10,000
Capital Reserves - Roadways	$ 15,000	$ -	$ -	$ -	$ 15,000
Total Other Expenditures	**$ 25,000**	**$ -**	**$ -**	**$ -**	**$ 25,000**
Total Expenditures	**$ 338,877**	**$ 29,228**	**$ 40,894**	**$ 70,122**	**$ 343,586**
Excess Revenues/(Expenditures)	$ 0	$ (235)	$ 356	$ 121	$ -

Net Assessments	$ 343,586
Add: Discounts & Collections 6%	$ 21,931
Gross Assessments	$ 365,517

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit (6%)	Gross Per Unit
Townhome	420	1.00	420.00	$ 293,459	$ 698.71	$ 743.31
Total	**420**		**420.00**	**$ 293,459**		

Elevation Pointe
Community Development District
General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during 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.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisor checks.

Engineering Fees

The District's engineer provides 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 provides 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 Series 2022 bond issuance.

Trustee Fees

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

Elevation Pointe
Community Development District
General Fund Budget

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, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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.

Elevation Pointe
Community Development District
General Fund Budget

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents the estimated maintenance of the lake within the common areas of the District.

Wetland Mitigation/Maintenance

Represents the estimated maintenance of the wetland mitigation of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenditures

Capital Reserves

Funds transfer out to Capital Projects fund for repairs and replacement of District-owned capital assets.

Elevation Pointe

Community Development District

Proposed Budget

Debt Service Fund

Series 2022

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments A-1	$ 274,920	$ 174,248	$ 97,785	$ 272,033	$ 274,920
Special Assessments A-2	$ 259,820	$ 129,910	$ 129,910	$ 259,820	$ 259,820
Interest Income	$ -	$ 17,618	$ 3,524	$ 21,142	$ -
Carry Forward Surplus *	$ 250,900	$ 250,313	$ -	$ 250,313	$ 267,917
Total Revenues	**$ 785,640**	**$ 572,089**	**$ 231,219**	**$ 803,307**	**$ 802,657**
Expenses					
Series 2022A-1					
Interest - 11/1	$ 97,785	$ 97,785	$ -	$ 97,785	$ 96,225
Principal - 5/1	$ 80,000	$ -	$ 80,000	$ 80,000	$ 80,000
Interest - 5/1	$ 97,785	$ -	$ 97,785	$ 97,785	$ 96,225
Series 2022A-2					
Interest - 11/1	$ 129,910	$ 129,910	$ -	$ 129,910	$ 129,910
Interest - 5/1	$ 129,910	$ -	$ 129,910	$ 129,910	$ 129,910
Total Expenditures	**$ 535,390**	**$ 227,695**	**$ 307,695**	**$ 535,390**	**$ 532,270**
Excess Revenues/(Expenditures)	$ 250,250	$ 344,394	$ (76,476)	$ 267,917	$ 270,387

***Carry forward less amount in Reserve funds.**

Series 2022 A-1	
Principal - 11/1	**$94,665**
Series 2022 A-2	
Principal - 11/1	**$129,910**
Total	**$224,575**

Series 2022-A1

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome	420	$ 274,920	$ 654.57	$ 696.35
Commercial	130	$ -	$ -	$ -
	550	$ 274,920		

Series 2022-A2

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome	420	$ 259,820	$ 618.62	$ 658.11
Commercial	130	$ -	$ -	$ -
	550	$ 259,820		

Elevation Pointe

Community Development District

Series 2022 A-1 Special Assessment Bonds

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	$ 4,490,000.00	$ -	$ 102,004.38	$ 102,004.38
05/01/23	$ 4,490,000.00	$ 75,000.00	$ 99,247.50	$ -
11/01/23	$ 4,415,000.00	$ -	$ 97,785.00	$ 272,032.50
05/01/24	$ 4,415,000.00	$ 80,000.00	$ 97,785.00	$ -
11/01/24	$ 4,335,000.00	$ -	$ 96,225.00	$ 274,010.00
05/01/25	$ 4,335,000.00	$ 80,000.00	$ 96,225.00	$ -
11/01/25	$ 4,080,000.00	$ -	$ 94,665.00	$ 270,890.00
05/01/26	$ 4,080,000.00	$ 85,000.00	$ 94,665.00	$ -
11/01/26	$ 4,080,000.00	$ -	$ 93,007.50	$ 272,672.50
05/01/27	$ 4,080,000.00	$ 90,000.00	$ 93,007.50	$ -
11/01/27	$ 4,080,000.00	$ -	$ 91,252.50	$ 274,260.00
05/01/28	$ 4,080,000.00	$ 90,000.00	$ 91,252.50	$ -
11/01/28	$ 3,990,000.00	$ -	$ 89,396.25	$ 270,648.75
05/01/29	$ 3,990,000.00	$ 95,000.00	$ 89,396.25	$ -
11/01/29	$ 3,895,000.00	$ -	$ 87,436.88	$ 271,833.13
05/01/30	$ 3,895,000.00	$ 100,000.00	$ 87,436.88	$ -
11/01/30	$ 3,580,000.00	$ -	$ 85,374.38	$ 272,811.25
05/01/31	$ 3,580,000.00	$ 105,000.00	$ 85,374.38	$ -
11/01/31	$ 3,580,000.00	$ -	$ 83,208.75	$ 273,583.13
05/01/32	$ 3,580,000.00	$ 110,000.00	$ 83,208.75	$ -
11/01/32	$ 3,580,000.00	$ -	$ 80,940.00	$ 274,148.75
05/01/33	$ 3,580,000.00	$ 115,000.00	$ 80,940.00	$ -
11/01/33	$ 3,465,000.00	$ -	$ 78,410.00	$ 274,350.00
05/01/34	$ 3,465,000.00	$ 120,000.00	$ 78,410.00	$ -
11/01/34	$ 3,345,000.00	$ -	$ 75,770.00	$ 274,180.00
05/01/35	$ 3,345,000.00	$ 125,000.00	$ 75,770.00	$ -
11/01/35	$ 3,220,000.00	$ -	$ 73,020.00	$ 273,790.00
05/01/36	$ 3,220,000.00	$ 130,000.00	$ 73,020.00	$ -
11/01/36	$ 3,090,000.00	$ -	$ 70,160.00	$ 273,180.00
05/01/37	$ 3,090,000.00	$ 135,000.00	$ 70,160.00	$ -
11/01/37	$ 2,955,000.00	$ -	$ 67,190.00	$ 272,350.00
05/01/38	$ 2,955,000.00	$ 140,000.00	$ 67,190.00	$ -
11/01/38	$ 2,815,000.00	$ -	$ 64,110.00	$ 271,300.00
05/01/39	$ 2,815,000.00	$ 150,000.00	$ 64,110.00	$ -
11/01/39	$ 2,665,000.00	$ -	$ 60,810.00	$ 274,920.00
05/01/40	$ 2,665,000.00	$ 155,000.00	$ 60,810.00	$ -
11/01/40	$ 2,180,000.00	$ -	$ 57,400.00	$ 273,210.00
05/01/41	$ 2,180,000.00	$ 160,000.00	$ 57,400.00	$ -
11/01/41	$ 2,180,000.00	$ -	$ 53,880.00	$ 271,280.00
05/01/42	$ 2,180,000.00	$ 170,000.00	$ 53,880.00	$ -
11/01/42	$ 2,180,000.00	$ -	$ 50,140.00	$ 274,020.00
05/01/43	$ 2,180,000.00	$ 175,000.00	$ 50,140.00	$ -
11/01/43	$ 2,005,000.00	$ -	$ 46,115.00	$ 271,255.00
05/01/44	$ 2,005,000.00	$ 185,000.00	$ 46,115.00	$ -
11/01/44	$ 1,820,000.00	$ -	$ 41,860.00	$ 272,975.00
05/01/45	$ 1,820,000.00	$ 195,000.00	$ 41,860.00	$ -
11/01/45	$ 1,625,000.00	$ -	$ 37,375.00	$ 274,235.00
05/01/46	$ 1,625,000.00	$ 200,000.00	$ 37,375.00	$ -
11/01/46	$ 1,425,000.00	$ -	$ 32,775.00	$ 270,150.00
05/01/47	$ 1,425,000.00	$ 210,000.00	$ 32,775.00	$ -
11/01/47	$ 1,215,000.00	$ -	$ 27,945.00	$ 270,720.00
05/01/48	$ 1,215,000.00	$ 220,000.00	$ 27,945.00	$ -
11/01/48	$ 995,000.00	$ -	$ 22,885.00	$ 270,830.00
05/01/49	$ 995,000.00	$ 230,000.00	$ 22,885.00	$ -
11/01/49	$ 765,000.00	$ -	$ 17,595.00	$ 270,480.00
05/01/50	$ 765,000.00	$ 245,000.00	$ 17,595.00	$ -
11/01/50	$ 520,000.00	$ -	$ 11,960.00	$ 274,555.00
05/01/51	$ 520,000.00	$ 255,000.00	$ 11,960.00	$ -
11/01/51	$ 265,000.00	$ -	$ 6,095.00	$ 273,055.00
05/01/52	$ 265,000.00	$ 265,000.00	$ 6,095.00	$ 271,095.00
		$ 4,490,000.00	**$ 3,790,824.38**	**$ 8,280,824.38**

Elevation Pointe

Community Development District

Series 2022 A-2 Special Assessment Bonds

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	$ 5,905,000.00	$ -	$ 133,518.61	$ 133,518.61
05/01/23	$ 5,905,000.00	$ -	$ 129,910.00	$ -
11/01/23	$ 5,905,000.00	$ -	$ 129,910.00	$ 259,820.00
05/01/24	$ 5,905,000.00	$ -	$ 129,910.00	$ -
11/01/24	$ 5,905,000.00	$ -	$ 129,910.00	$ 259,820.00
05/01/25	$ 5,905,000.00	$ -	$ 129,910.00	$ -
11/01/25	$ 5,905,000.00	$ -	$ 129,910.00	$ 259,820.00
05/01/26	$ 5,905,000.00	$ -	$ 129,910.00	$ -
11/01/26	$ 5,905,000.00	$ -	$ 129,910.00	$ 259,820.00
05/01/27	$ 5,905,000.00	$ -	$ 129,910.00	$ -
11/01/27	$ 5,905,000.00	$ -	$ 129,910.00	$ 259,820.00
05/01/28	$ 5,905,000.00	$ -	$ 129,910.00	$ -
11/01/28	$ 5,905,000.00	$ -	$ 129,910.00	$ 259,820.00
05/01/29	$ 5,905,000.00	$ -	$ 129,910.00	$ -
11/01/29	$ 5,905,000.00	$ -	$ 129,910.00	$ 259,820.00
05/01/30	$ 5,905,000.00	$ -	$ 129,910.00	$ -
11/01/30	$ 5,905,000.00	$ -	$ 129,910.00	$ 259,820.00
05/01/31	$ 5,905,000.00	$ -	$ 129,910.00	$ -
11/01/31	$ 5,905,000.00	$ -	$ 129,910.00	$ 259,820.00
05/01/32	$ 5,905,000.00	$ 5,905,000.00	$ 129,910.00	$ 6,034,910.00
		$ 5,905,000.00	**$ 2,601,808.61**	**$ 8,506,808.61**

SECTION VI

SECTION A

SECTION 1

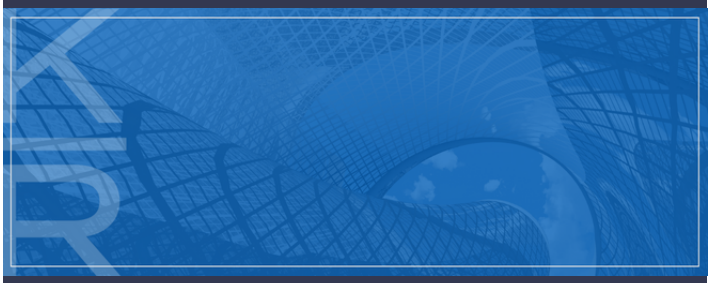
From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: Ethics Training 2024
Date: April 19, 2024 at 8:18 PM
To:

Begin forwarded message:

From: "Kutak Rock Development and Improvement Districts Group" <communications@kutakrock.com>
Subject: Ethics Training 2024
Date: January 5, 2024 at 4:49:14 PM EST
To: oflint@gmscfl.com
Reply-To: communications@kutakrock.com

KUTAKROCK

Development and Improvement Districts Practice Group



ABOUT US SERVICES NEWS & PUBLICATIONS

District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the **Florida Commission on Ethics' ("COE") website.**

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

Florida Commission on Ethics Training Resources

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

Office of the Attorney General Training Resources

Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

Kutak Rock's Development and Improvement Districts Practice Group

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Kutak Rock's Florida Development and Improvement Districts Practice Group

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107 W College Ave, Tallahassee, Florida 32301

SECTION 2

KUTAKROCK

Kutak Rock LLP
107 West College Avenue, Tallahassee, FL 32301-7707
office 850.692.7300

MEMORANDUM

TO: District Managers and Secretaries

FROM: Kutak Rock LLP

DATE: March 25, 2024

RE: Public Records

Recently, we have seen some confusion regarding who is the person ultimately responsible for the maintenance of a special district's ("District") public records and performing the associated duties. The purpose of this memorandum is to clarify the roles of the person(s) responsible for maintaining public records. In addition, it provides a form and process for a) the District's Secretary to designate a designee under section 119.011(5), Florida Statutes, and b) the Secretary to appoint a Records Management Liaison Officer under section 257.36(5)(a), Florida Statutes.

It is important to note the distinction between the Secretary and the Records Management Liaison Officer. While the Records Management Liaison Officer has some duties related to public records, the Records Management Liaison Officer reports to the Secretary, and the Secretary has the ultimate responsibility for the District's public records.

Records Custodian

Rule 1.1(2) of the standard Rules of Procedure provided by Kutak Rock provides that the Secretary is the District's official Custodian of Public Records. The Secretary is often an employee of the district manager, but sometimes it can be a board member or another person.

The definition of "Custodian of Public Records" in section 119.011(5), F.S., requires the Custodian of Public Records of a District to be an elected or appointed officer charged with the responsibility of maintaining the office having public records, or his or her designee. Because the Custodian of Public Records must be an elected or appointed officer, a district management company cannot be designated as a Custodian of Public Records. Further, should the Secretary designate someone else under section 119.011(5), F.S., such a designation may not relieve the Secretary of the statutory obligation and so such designations should be carefully considered. With that said, it may make sense for the Secretary to appoint a designee to be listed as the Custodian of Public Records in standard contract language designed to direct public records requests to the appropriate employee of the district manager.

Records Management Liaison Officer

Section 257.36(5)(a), Florida Statutes, requires a District to designate a "Records Management Liaison Officer." The standard records retention resolution provided by Kutak Rock provides that the "Records Custodian," as defined therein, appoints the Records Management Liaison Officer. Specifically, it provides:

SECTION 1. The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

A. serve as the District's contact with the Florida Department of State, State Library and Archives of Florida; and

B. coordinate the District's records inventory; and

C. maintain records retention and disposition forms; and

D. coordinate District records management training; and

E. develop records management procedures consistent with the below Records Retention Policy, as amended; and

F. participate in the development of the District's development of electronic record keeping systems; and

G. submit annual compliance statements; and

H. work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and

I. such other duties as may be assigned by the Board or the District's records custodian in the future.

Form and Process

Historically, there has not been a formal process to document the Secretary's designation of a designee under section 119.011(5), F.S., or to document the Secretary's appointment of a Records Management Liaison Officer to the Board. To remedy this, we have provided a simple form for the Secretary to complete which is attached as Exhibit A hereto. We recommend the following below process.

Records Custodian

1. The Secretary identifies if there is a need to appoint a designee under section 119.011(5), F.S., and if so, who that designee should be.
2. If there is a need, the Secretary completes the first paragraph of Exhibit A and fills in the name of the designee in the second paragraph of Exhibit A.
3. The Secretary then signs the form and includes it in the next agenda under manager's report as an informational item only, as no Board vote is required.
4. The same process is completed each time a designee is removed or replaced.

Records Management Liaison Officer

1. The Secretary identifies the person who will be appointed the Records Management Liaison Officer under section 257.36(5)(a), F.S.
2. The Secretary completes the first paragraph of Exhibit A and fills in the name of the Records Management Liaison Officer in the third paragraph of Exhibit A.

3. The Secretary then signs the form and includes it in the next agenda under manager's report as an informational item only, as no Board vote is required.
4. The same process is completed each time a Records Management Liaison Officer is removed or replaced.

Please contact us with any questions.

EXHIBIT A

DESIGNATIONS BY SECRETARY RELATED TO PUBLIC RECORDS

I, George S. Flint, as Secretary of the Elevation Pointe Community Development District ("District") Board of Supervisors, hereby make the following designation and/or appointment:

Jeremy LeBrun is designated as a custodian of public records for the District under section 119.011(5), Florida Statutes. Any prior designation of a designee by a Secretary is hereby rescinded.

AND/OR

Stacie Vanderbilt is appointed as the District's Records Management Liaison Officer under section 257.36(5)(a), Florida Statutes. Any prior appointment of a Records Management Liaison Officer by a Secretary is hereby rescinded.

_____

Printed Name:_____

Secretary, District Board of Supervisors

Date:_____

SECTION C

SECTION 1

Elevation Pointe

Community Development District

Unaudited Financial Reporting

March 31, 2024

Table of Contents

Elevation Pointe

Community Development District

Combined Balance Sheet

March 31, 2024

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Operating Account	$ 3,224	$ -	$ -	$ 3,224
Due from Capital	$ -	$ -	$ -	$ -
Due from Developer	$ 31,060	$ -	$ -	$ 31,060
Investments:				
Series 2022				
Reserve A1	$ -	$ 274,920	$ -	$ 274,920
Reserve A2	$ -	$ 259,820	$ -	$ 259,820
Revenue	$ -	$ 36,367	$ -	$ 36,367
Construction	$ -	$ -	$ 749,042	$ 749,042
Total Assets	**$ 34,285**	**$ 571,107**	**$ 749,042**	**$ 1,354,434**
Liabilities:				
Accounts Payable	$ 25,295	$ -	$ -	$ 25,295
Retainage Payable	$ -	$ -	$ 185,540	$ 185,540
Total Liabilites	**$ 25,295**	**$ -**	**$ 185,540**	**$ 210,835**
Fund Balance:				
Restricted For:				
Debt Service - Series 2022	$ -	$ 571,107	$ -	$ 571,107
Capital Projects - Series 2022	$ -	$ -	$ 563,502	$ 563,502
Unassigned	$ 8,989	$ -	$ -	$ 8,989
Total Fund Balances	**$ 8,989**	**$ 571,107**	**$ 563,502**	**$ 1,143,599**
Total Liabilities & Fund Balance	$ 34,285	$ 571,107	$ 749,042	$ 1,354,434

Elevation Pointe

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessment - Direct	$ 293,459	$ -	$ -	$ -
Developer Contributions	$ 45,418	$ 27,913	$ 27,913	$ -
Boundary Amendment Contribution	$ -	$ -	$ 1,080	$ 1,080
Total Revenues	**$ 338,877**	**$ 27,913**	**$ 28,993**	**$ 1,080**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 6,000	$ -	$ 6,000
FICA Expense	$ 918	$ 459	$ -	$ 459
Engineering	$ 12,000	$ 6,000	$ -	$ 6,000
Attorney	$ 25,000	$ 12,500	$ 1,263	$ 11,238
Annual Audit	$ 5,200	$ -	$ -	$ -
Assessment Administration	$ 5,000	$ 5,000	$ 5,000	$ -
Arbitrage	$ 450	$ 450	$ 450	$ -
Dissemination	$ 5,000	$ 2,500	$ 1,667	$ 833
Trustee Fees	$ 5,000	$ -	$ -	$ -
Management Fees	$ 38,955	$ 19,478	$ 12,985	$ 6,493
Information Technology	$ 1,325	$ 663	$ 442	$ 221
Website Maintenance	$ 928	$ 464	$ 309	$ 154
Telephone	$ 100	$ 50	$ -	$ 50
Postage	$ 1,000	$ 500	$ 20	$ 480
Printing & Binding	$ 1,000	$ 500	$ 13	$ 487
Insurance	$ 6,181	$ 6,181	$ 5,590	$ 591
Legal Advertising	$ 8,000	$ 4,000	$ -	$ 4,000
Other Current Charges	$ 1,000	$ 500	$ 233	$ 267
Office Supplies	$ 625	$ 313	$ 0	$ 312
Boundary Amendment	$ -	$ -	$ 1,080	$ (1,080)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 129,857**	**$ 65,732**	**$ 29,226**	**$ 36,506**
Operation and Maintenance				
Field Expenses				
Property Insurance	$ 5,000	$ 2,500	$ -	$ 2,500
Field Management	$ 15,000	$ 7,500	$ -	$ 7,500
Landscape Maintenance	$ 75,000	$ 37,500	$ -	$ 37,500
Landscape Replacement	$ 2,500	$ 1,250	$ -	$ 1,250
Lake Maintenance	$ 12,000	$ 6,000	$ -	$ 6,000
Wetland Mitigation/Maintenance	$ 6,000	$ 3,000	$ -	$ 3,000
Streetlights	$ 9,000	$ 4,500	$ -	$ 4,500
Electric	$ 2,500	$ 1,250	$ -	$ 1,250
Water & Sewer	$ 2,400	$ 1,200	$ -	$ 1,200
Sidewalk & Asphalt Maintenance	$ 500	$ 250	$ -	$ 250
Irrigation Repairs	$ 2,500	$ 1,250	$ -	$ 1,250
General Repairs & Maintenance	$ 5,000	$ 2,500	$ -	$ 2,500
Contingency	$ 7,500	$ 3,750	$ -	$ 3,750
Subtotal	$ 144,900	$ 72,450	$ -	$ 72,450

Elevation Pointe

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Amenity Expenses				
Amenity - Electric	$ 7,500	$ 3,750	$ -	$ 3,750
Amenity - Water	$ 1,500	$ 750	$ -	$ 750
Internet	$ 900	$ 450	$ -	$ 450
Pest Control	$ 720	$ 360	$ -	$ 360
Janitorial Services	$ 5,000	$ 2,500	$ -	$ 2,500
Security Services	$ 5,000	$ 2,500	$ -	$ 2,500
Pool Mainteance	$ 10,000	$ 5,000	$ -	$ 5,000
Amenity Repairs & Maintenance	$ 1,000	$ 500	$ -	$ 500
Contingency	$ 7,500	$ 3,750	$ -	$ 3,750
Subtotal	$ 39,120	$ 19,560	$ -	$ 19,560
Total O&M Expenses:	**$ 184,020**	**$ 92,010**	**$ -**	**$ 92,010**
Total Expenditures	**$ 313,877**	**$ 157,742**	**$ 29,226**	**$ 128,516**
Other Financing Sources/Uses:				
Capital Reserves - Amenity	$ 10,000	$ -	$ -	$ -
Capital Reserves - Roadways	$ 15,000	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ 25,000**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ (233)	
Fund Balance - Beginning	$ -		$ 9,222	
Fund Balance - Ending	$ -		$ 8,989	

Elevation Pointe

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Assessments - Direct A1	$ 274,920	$ -	$ -	$ -
Assessments - Direct A2	$ 259,820	$ -	$ -	$ -
Interest	$ -	$ -	$ 13,749	$ 13,749
Total Revenues	**$ 534,740**	**$ -**	**$ 13,749**	**$ 13,749**
Expenditures:				
Series 2022 A-1				
Interest - 11/1	$ 97,785	$ 97,785	$ 97,785	$ -
Principal - 5/1	$ 80,000	$ -	$ -	$ -
Interest - 5/1	$ 97,785	$ -	$ -	$ -
Series 2022 A2				
Interest - 11/1	$ 129,910	$ 129,910	$ 129,910	$ -
Interest - 5/1	$ 129,910	$ -	$ -	$ -
Total Expenditures	**$ 535,390**	**$ 227,695**	**$ 227,695**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (650)	$ (227,695)	$ (213,946)	$ 13,749
Fund Balance - Beginning	$ 250,900		$ 785,053	
Fund Balance - Ending	$ 250,250		$ 571,107	

Elevation Pointe

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Interest	$ -	$ -	$ 20,993	$ 20,993
Total Revenues	**$ -**	**$ -**	**$ 20,993**	**$ 20,993**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 171,763	$ (171,763)
Capital Outlay - Cost of Issuance	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ 171,763**	**$ (171,763)**
Other Financing Sources:				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	$ -	$ -	$ -	$ -
Excess Revenues (Expenditures)	$ -		$ (150,770)	
Fund Balance - Beginning	$ -		$ 714,272	
Fund Balance - Ending	$ -		$ 563,502	

Elevation Pointe

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ 15,075	$ -	$ 4,645	$ 8,193	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,913
Boundary Amendment Contribution	$ -	$ -	$ 372	$ 708	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,080
Total Revenues	**$ 15,075**	**$ -**	**$ 5,017**	**$ 8,901**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 28,993**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 789	$ 474	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,263
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
Arbitrage	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 417	$ 417	$ 417	$ 417	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,667
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,985
Information Technology	$ 110	$ 110	$ 110	$ 110	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 442
Website Maintenance	$ 77	$ 77	$ 77	$ 77	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 309
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 2	$ -	$ 18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20
Insurance	$ 5,590	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,590
Printing & Binding	$ 7	$ 6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 38	$ 38	$ 38	$ 38	$ 40	$ 40	$ -	$ -	$ -	$ -	$ -	$ -	$ 233
Office Supplies	$ 0	$ -	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Boundary Amendment	$ 372	$ 708	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,080
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 16,273**	**$ 5,077**	**$ 3,907**	**$ 3,889**	**$ 40**	**$ 40**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 29,226**
Total Expenditures	**$ 16,273**	**$ 5,077**	**$ 3,907**	**$ 3,889**	**$ 40**	**$ 40**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 29,226**
Excess Revenues (Expenditures)	$ (1,198)	$ (5,077)	$ 1,110	$ 5,013	$ (40)	$ (40)	$ -	$ -	$ -	$ -	$ -	$ -	$ (233)

Elevation Pointe

COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS

FISCAL YEAR 2024

DIRECT BILL ASSESSMENTS

Elevation Premium Pointe LLC						
2024-01			Net Assessments	$ 274,920.00	$	274,920.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2022A-1 Debt Service	
	3/1/24		$ 173,199.60			
	9/1/24		$ 101,720.40			
			$ 274,920.00	$ -	$	-

Elevation Premium Pointe LLC						
2024-02			Net Assessments	$ 259,820.00	$	259,820.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2022A-2 Debt Service	
	3/1/24		$ 129,910.00			
	9/1/24		$ 129,910.00			
			$ 259,820.00	$ -	$	-

Elevation Pointe

Community Development District

Long Term Debt Report

Series 2022 A1, Special Assessment Bonds		
Interest Rates:	3.9% , 4.125%, 4.400%, 4.600%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$274,920	
Reserve Fund Balance	$274,920	
Bonds Outstanding - 04/26/2022		$4,490,000
Principal Payment - 5/1/23		($75,000)
Current Bonds Outstanding		**$4,415,000**

Series 2022 A2, Special Assessment Bonds		
Interest Rates:	4.400%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$259,820	
Reserve Fund Balance	$259,820	
Bonds Outstanding - 04/26/2022		$5,905,000
Current Bonds Outstanding		**$5,905,000**

SECTION 2

Elevation Pointe FKA Premium Pointe

Community Development District

Funding Request #48
March 26, 2024

	PAYEE	GENERAL FUND FY24	Boundary Amendment FY24
1	**Governmental Management Services**		
	Invoice # 38 - Management Fees for Feb 2024	$ 3,866.01	
2	**Governmental Management Services**		
	Invoice # 39 - Management Fees for Mar 2024	$ 3,859.07	
3	**Kutak Rock LLP**		
	Invoice # 3327316 - General Counsel for Dec 2023	$ 192.50	
	Invoice # 3355269 - General Counsel for Jan 2024	$ 1,822.00	
	Invoice # 3355270 - Boundary Amendment for Jan 2024		$ 721.00
		$ 9,739.58	**$ 721.00**
	Total	**$ 10,460.58**	

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 #: 38
Invoice Date: 2/1/24
Due Date: 2/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2024		3,246.25	3,246.25
Website Administration - February 2024		77.33	77.33
Information Technology - February 2024		110.42	110.42
Dissemination Agent Services - February 2024		416.67	416.67
Office Supplies		0.06	0.06
Postage		1.33	1.33
Copies		13.95	13.95

Total	$3,866.01
Payments/Credits	$0.00
Balance Due	$3,866.01

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

Invoice

Invoice #: 39
Invoice Date: 3/1/24
Due Date: 3/1/24
Case:
P.O. Number:

Bill To:
Elevation Pointe CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - March 2024		3,246.25	3,246.25
Website Administration - March 2024		77.33	77.33
Information Technology - March 2024		110.42	110.42
Dissemination Agent Services - March 2024		416.67	416.67
Copies		8.40	8.40

Total	$3,859.07
Payments/Credits	$0.00
Balance Due	$3,859.07

KUTAK ROCK LLP

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

Federal ID 47-0597598

January 25, 2024

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3341078
Client Matter No. 16223-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3341078
16223-1

Re: General Counsel

For Professional Legal Services Rendered

12/03/23	L. Whelan	0.50	192.50	Review and monitor legislative issues impacting special districts

TOTAL HOURS 0.50

TOTAL FOR SERVICES RENDERED $192.50

TOTAL CURRENT AMOUNT DUE $192.50

UNPAID INVOICES:

September 26, 2023	Invoice No. 3282155	788.50
October 26, 2023	Invoice No. 3297174	370.50
November 27, 2023	Invoice No. 3312303	788.50
December 19, 2023	Invoice No. 3327316	474.00

TOTAL DUE $2,614.00

KUTAK ROCK LLP

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

Federal ID 47-0597598

February 29, 2024

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3355269
Client Matter No. 16223-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3355269
16223-1

Re: General Counsel

For Professional Legal Services Rendered

01/02/24	J. Johnson	0.40	168.00	Review correspondence from Flint regarding construction and funding and reply regarding same; review acquisition agreement
01/08/24	J. Johnson	1.10	462.00	Confer with district management regarding requested changes in collections; work session with Jusevitch; review revised documents
01/16/24	K. Jusevitch	2.10	399.00	Prepare resolution amending assessments collection and funding agreement; confer with Johnson
01/18/24	J. Johnson	0.40	168.00	Review revised budget and collection documents
01/19/24	K. Jusevitch	0.20	38.00	Confer with Johnson regarding meeting documents
01/20/24	G. Lovett	0.50	125.00	Monitor legislative process relating to matters impacting special districts
01/26/24	J. Johnson	1.10	462.00	Review agenda packet; attend board meeting and post meeting wrap up

TOTAL HOURS	5.80	
TOTAL FOR SERVICES RENDERED		$1,822.00
TOTAL CURRENT AMOUNT DUE		$1,822.00
UNPAID INVOICES:		
September 26, 2023	Invoice No. 3282155	788.50
October 26, 2023	Invoice No. 3297174	370.50
November 27, 2023	Invoice No. 3312303	788.50
December 19, 2023	Invoice No. 3327316	474.00
January 25, 2024	Invoice No. 3341078	192.50
TOTAL DUE		$4,436.00

KUTAK ROCK LLP

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

Federal ID 47-0597598

February 29, 2024

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3355270
Client Matter No. 16223-4
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3355270
16223-4

Re: 2023 Boundary Amendment

For Professional Legal Services Rendered

01/05/24	J. Johnson	0.30	126.00	Confer with Rich regarding amendment documents
01/05/24	K. Jusevitch	0.30	57.00	Confer with Johnson regarding status of boundary amendment petition
01/06/24	J. Johnson	0.40	168.00	Review correspondence and confer with Rich
01/07/24	J. Johnson	0.40	168.00	Review draft exhibits and follow up with Rich
01/27/24	K. Jusevitch	0.40	76.00	Review updated boundary exhibit; confer with Johnson
01/30/24	J. Johnson	0.30	126.00	Confer with Owais regarding boundary amendment
TOTAL HOURS		2.10		

TOTAL FOR SERVICES RENDERED		$721.00
TOTAL CURRENT AMOUNT DUE		$721.00
UNPAID INVOICES:		
September 26, 2023	Invoice No. 3282156	192.50
October 26, 2023	Invoice No. 3297175	229.50
November 27, 2023	Invoice No. 3312304	371.50
December 19, 2023	Invoice No. 3327317	708.00
TOTAL DUE		$2,222.50

SECTION 3

Vicky Oakes
St. Johns County Supervisor of Elections

April 17, 2024

Elevation Pointe Community Development District
Attn: Stacie Vanderbilt, Recording Secretary
219 E. Livingston St.
Orlando, FL 32801

Dear Ms. Vanderbilt:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Elevation Pointe CDD

0 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2024.

Please contact us if we may be of further assistance.

Sincerely,

Vicky C. Oakes
Supervisor of Elections

VO/db

RECEIVED
APR 19 2024
GMS-CF, LLC

4455 Avenue A #101 • St. Augustine, FL 32095 • P 904.823.2238 • F 904.823.2249 • votesjc.gov

SECTION 4

LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 22, 2024

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA

NOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

_____
Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Elevation Pointe Community Development District** to be held at the **Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 on November 22, 2024 at 9:30 AM**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

_____
Printed Name of Landowner
(or, if applicable, unauthorized representative of Landowner)

_____ _____
Signature of Landowner or Landowner Representative Date

Parcel Description **Acreage** **Authorized Votes***

_____

[Legal Description on Following Pages]

Total Number of Authorized Votes:

*Pursuant to section 190.006(2)(b), Florida Statutes (2008), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.) If more than one parcel, each must be listed or described.

INSTRUCTIONS

At the Board meeting, when the landowner's election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment