Elevation Pointe
Community Development District

Agenda

September 27, 2024

AGENDA

Elevation Pointe
Community Development District

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

September 20, 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, September 27, 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 April 26, 2024 Meeting
4. Ratification of Series 2022 Requisitions #136-137
5. Review and Acceptance of Fiscal Year 2023 Audit Report
6. Consideration of Resolution 2024-06 Ratifying Actions of the District Manager and Chairman in Resetting and Noticing the Public Hearing
7. Public Hearing
    A. Consideration of Resolution 2024-07 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
    B. Consideration of Resolution 2024-08 Imposing Special Assessments and Certifying an Assessment Roll
8. Consideration of Fiscal Year 2025 Developer Funding Agreement
9. Consideration of Resolution 2024-09 Ratifying Actions of the District Staff Related to Amending the District's Boundary
10. Consideration of Resolution 2024-10 Authorizing the Use of Electronic Documents and Signatures
11. Ratification of Drainage Easement Agreement with Cornerstone Collard Augustine, LLC
12. Staff Reports
    A. Attorney
        i. CDD Ethics Training Requirement
        ii. Memorandum on Public Records Designations and Appointments
        iii. Memorandum Regarding Recently Enacted Legislation
    B. Engineer
    C. District Manager's Report
        i. Adoption of District Goals & Objectives
        ii. Balance Sheet and Income Statement

iii. Consideration of Funding Requests #49-50
iv. Approval of Fiscal Year 2025 Meeting Schedule
v. Redesignation of **November 5, 2024** as Landowners' Meeting Date

13. Other Business
14. Supervisors Requests
15. Next Meeting Date – October 25, 2024
16. 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, April 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
Maria Rust	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 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 January 26, 2024 Meeting**

Mr. LeBrun presented the minutes of the January 26, 2024 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 Ms. Rust, with all in favor, the Minutes of the January 26, 2024 Board of Supervisors Meeting, were approved as presented.

FOURTH ORDER OF BUSNESS **Ratification of Series 2022 Requisitions #128 – #131; #133 – #135**

Mr. LeBrun stated that these requisitions were included in the agenda for the Board to review and have been approved prior to the meeting. He offered to answer any questions and stated that they would be looking for a motion to ratify the requisitions.

> On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, Series 2022 Requisitions #128 – #131 and #133 – #135, were ratified.

FIFTH ORDER OF BUSNESS **Consideration of Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing**

Mr. LeBrun presented the resolution to the Board and stated that a copy of the proposed budget was included in the agenda. The suggested hearing date was proposed for the regularly scheduled meeting on July 26, 2024 where the Board will adopt the budget with any changes made. He summarized the budget briefly for the Board and offered to answer any questions before asking for a motion of approval.

> On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing, was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

i. CDD Ethics Training Requirement

ii. Memorandum on Public Records Designation and Appointments

Mr. Johnson stated that the Board will now have continuing education requirements that have to be completed by the end of the year. Counsel has provided an email with links provided with free continuing education seminars for Board use. Four hours are required of completion between now and December 31st and those hours will be recorded on the Form 1 that is a statutory requirement.

The public records designation and appointments was also provided in the agenda which is informational for the Board. Mr. LeBrun stated there is exhibit attached for Board approval appointing himself and Stacie Vanderbilt from the GMS office as custodian of public records and records management liaison officer.

> On MOTION by Mr. Khanani, seconded by Ms. Loza, with all in favor, the Memorandum on Public Records Designation and Appointments, was approved.

B. Engineer

Mr. Deitsch had nothing new to report to the Board and offered to answer any questions. There being none, the next item followed.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through March 31st and there is no action required by the Board at this time.

ii. Consideration of Funding Request #48

Mr. LeBrun presented finding report #48 and offered to answer any Board questions. There being none, there was a motion of approval.

> On MOTION by Ms. Rust, seconded by Ms. Loza, with all in favor, Funding Request #48, was approved.

iii. Presentation of Number of Registered Voters – 0

Mr. LeBrun noted that this is an annual requirement and there are currently zero registered voters within the District.

iv. Designation of November 22, 2024 as Landowners' Meeting Date

Mr. LeBrun suggested the meeting date for the regularly scheduled meeting on November 22, 2024 and asked for a motion of approval from the Board.

> On MOTION by Mr. Khanani, seconded by Ms. Rust, with all in favor, Designation of November 22, 2024 as Landowners' Meeting Date, was approved.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Next Meeting Date – May 24, 2024

Mr. LeBrun stated the next meeting is May 24, 2024, at the same time and same location. He noted if there are no pressing business items, the Board can look at cancelling that meeting.

TENTH ORDER OF BUSINESS Adjournment

Mr. LeBrun asked for a motion to adjourn the meeting.

On MOTION by Mr. Khanani, seconded by Ms. Rust 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: 136

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

(3) Amount Payable: $6,600

(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 # 045601001-0324, 045601004-0324, 045601001-0224 Services through February 29 & March 31

(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	
Please send remittance information to:	payments@kimley-horn.com	

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: 045601001-0324
Invoice Date: Mar 31, 2024
Invoice Amount: $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 Mar 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	28,240.00	27,750.00	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**		**57,650.82**	**57,160.82**	**490.00**
Total					**490.00**

Total Invoice: $490.00

DESCRIPTION OF HOURLY SERVICES PERFORMED:

-REVIEW OF REQ 131 AND 133
-COORDINATION WITH CDD BOARD ON CONSTRUCTION STATUS

Kimley»Horn

Labor and Expense Detail

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

Invoice No: 045601001-0324
Invoice Date: Mar 31, 2024

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

HOURLY
KHA Ref # 045601001.2-27708817

Task	Description	Hrs/Qty	Rate	Current Amount Due
ADDITIONAL SERVICES	SENIOR PROFESSIONAL I	1.0	340.00	340.00
	SUPPORT STAFF	1.0	150.00	150.00
TOTAL ADDITIONAL SERVICES		**2.0**		**490.00**
TOTAL LABOR AND EXPENSE DETAIL				**490.00**

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

Loubna Kaboune
boxSIGN 427R7R2Y-1J5QR3ZR

Apr 18, 2024

approved

Fabio Garcia
boxSIGN 4L2K5RJB-1J5QR3ZR

Apr 17, 2024

Approved

36DDF

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	
Please send remittance information to:	payments@kimley-horn.com	

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: 045601004-0324
Invoice Date: Mar 31, 2024
Invoice Amount: $5,470.00

Project No: 045601004
Project Name: ELEVATION POINTE MASTER
Project Manager: DEITSCH, BRIAN

Client Reference:

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

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 01 MEETINGS, SUPPORT, & PROJECT COORDINATION	0.00	HOURLY	5,875.00	5,875.00	0.00
TASK 02 CIVIL ENGINEERING DESIGN SERVICES	160,000.00	100.00%	160,000.00	160,000.00	0.00
TASK 03 CODE LANDSCAPE AND IRRIGATION	8,000.00	100.00%	8,000.00	8,000.00	0.00
TASK 04 CIVIL PERMITTING SERVICES	25,000.00	100.00%	25,000.00	25,000.00	0.00
TASK 05 SIGNAL WARRANT ANALYSIS	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 06 FDOT INTERSECTION CONTROL EVALUATION (ICE) STUDY	0.00	HOURLY	43,572.50	43,572.50	0.00
TASK 07 SIGNALIZATION PLANS	20,000.00	100.00%	20,000.00	20,000.00	0.00
TASK 08 SIGNAL STRUCTURAL DESIGN	5,000.00	100.00%	5,000.00	5,000.00	0.00
TASK 09 SIGNAL RIGHT OF WAY & DRIVEWAY CONNECTION PERMIT AP	15,000.00	100.00%	15,000.00	15,000.00	0.00
TASK 10 LIMITED CONSTRUCTION PHASE SERVICES	0.00	HOURLY	60,732.50	55,262.50	5,470.00
TASK 11 ADDITIONAL SERVICES	0.00	HOURLY	18,757.50	18,757.50	0.00
AMENDMENT #1					
TASK 01 OFF-SITE REUSE MAIN CIVIL ENGINEERING DESIGN SERV	30,000.00	100.00%	30,000.00	30,000.00	0.00
TASK 02 SJC AND FDOT UTILITY REUSE MAIN PERMITTING	12,000.00	100.00%	12,000.00	12,000.00	0.00
TASK 03 ADDITIONAL TRAFFIC IMPACT ANALYSIS	15,000.00	100.00%	15,000.00	15,000.00	0.00

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	
Please send remittance information to:	payments@kimley-horn.com	

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: 045601004-0324
Invoice Date: Mar 31, 2024
Invoice Amount: $5,470.00

Project No: 045601004
Project Name: ELEVATION POINTE MASTER
Project Manager: DEITSCH, BRIAN

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

Client Reference:

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 04 ADDITIONAL CR-208 CIVIL ENGINEERING DESIGN SERVICE	15,000.00	100.00%	15,000.00	15,000.00	0.00
REIMBURSABLE EXPENSES	0.00	HOURLY	5,908.29	5,908.29	0.00
Subtotal	**315,000.00**		**449,845.79**	**444,375.79**	**5,470.00**
Total					**5,470.00**

Total Invoice: $5,470.00

DESCRIPTION OF HOURLY SERVICES PERFORMED:

-SJCUD COORDINATION ON REUSE
-REVIEW CLIENT REQUEST TO INVESTIGATE LOWERING SITE (S)
-MEETING WITH NEW CONTRACTOR TO BRING HIM UP TO SPEED .
-REPLY TO REQUEST FOR FILES FROM LOUBNA
-REVIEWED DRAINAGE STRUCTURES SHOP DRAWINGS - ADDED MARK UPS AND STAMP FOR CORRECTIONS NOTED
-STATUS UPDATE COORDINATION
-DRY UTILITY COORDINATION
-ADDITIONAL SHOP DRAWING REVIEW
-EXPORTING CAD FILE AS REQUESTED BY CLIENT FOR CDD BOUNDARY
-CONTRACT REVIEW FOR REUSE
-FINAL SHOP DRAWING REVIEW.
-COORDINATION CALL WITH LOUBNA
-EXPORT CAD FILES AND SEND TO TEAM
-CALL WITH PROJECT TEAM REGARDING ITEMS TO COMPLETE ON CR 208
-MARKUPS AND COORDINATION ON CDD BOUNDARY FOR OWNER

Kimley»Horn

Labor and Expense Detail

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

Invoice No: 045601004-0324
Invoice Date: Mar 31, 2024

Project No: 045601004
Project Name: ELEVATION POINTE MASTER
Project Manager: DEITSCH, BRIAN

HOURLY
KHA Ref # 045601004.2-27746556

Task	Description	Hrs/Qty	Rate	Current Amount Due
CONSTRUCTION PHASE	ANALYST	2.5	185.00	462.50
	PROFESSIONAL	1.0	245.00	245.00
		11.0	280.00	3,080.00
	SENIOR PROFESSIONAL I	3.0	340.00	1,020.00
	SENIOR TECHNICAL SUPPORT	2.5	265.00	662.50
TOTAL CONSTRUCTION PHASE		**20.0**		**5,470.00**
TOTAL LABOR AND EXPENSE DETAIL				**5,470.00**

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

Fabio Garcia

boxSIGN 4L2K5RJ8-1X39VPR3

Apr 17, 2024

Approved

Loubna Kaboune

boxSIGN 427R7R2Y-1X39VPR3

Apr 18, 2024

approved

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

Client Reference:

Federal Tax Id: 56-0885615
For Services Rendered through Feb 29, 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	27,750.00	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.

Loubna Kaboune
box SIGN 427R7R2Y-192Z7K9Q

Apr 18, 2024

approved

Fabio Garcia
box SIGN 4L2K5RJ8-192Z7K9Q

Apr 17, 2024

Approved

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: 137

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

(3) Amount Payable: $12,792.50

(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 # 045601001-0424 Services through April 30, 2024; Invoice # 045601004-0424R-B Services through April 30,2024; Invoice # 045601004-0524R-B Services through May 31, 2024; Invoice 045601004-0624R Services through June 30, 2024

(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

BRIAN DEITSCH

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 94104	P.O. BOX 932520
Account Number:	2073089159554	ATLANTA, GA 31193-2520
ABA#:	121000248	
Please send remittance information to:	payments@kimley-horn.com	

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 Amount: $1,170.00
Invoice No: 045601001-0424
Invoice Date: Apr 30, 2024

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

Client Reference:

Federal Tax Id: 56-0885615
For Services Rendered through Apr 30, 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	29,410.00	28,240.00	1,170.00
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**		**58,820.82**	**57,650.82**	**1,170.00**
Total					**1,170.00**

Total Invoice: $1,170.00

DESCRIPTION OF HOURLY SERVICES PERFORMED:
-REC 134
-REQ#135
-REQ#136
-CDD MEETING

If you have any questions, please contact Dalianni Frometa at (850)553-3516 or Dalianni.Frometa@kimley-horn.com

Kimley»Horn

Labor and Expense Detail

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

Invoice No: 045601001-0424
Invoice Date: Apr 30, 2024

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

HOURLY
KHA Ref # 045601001.2-28063588

Task	Description	Hrs/Qty	Rate	Current Amount Due
ADDITIONAL SERVICES	SENIOR PROFESSIONAL I	3.0	340.00	1,020.00
	SUPPORT STAFF	1.0	150.00	150.00
TOTAL ADDITIONAL SERVICES		**4.0**		**1,170.00**
TOTAL LABOR AND EXPENSE DETAIL				**1,170.00**

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DocuSigned by:
Fabio Garcia
ED129CC47B5A4F4...
5/20/2024

Approved

DocuSigned by:
Loubna Kaboune
82D3DC0D72144B6...
5/22/2024

Approved

36DDF

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 94104	P.O. BOX 932520
Account Number:	2073089159554	ATLANTA, GA 31193-2520
ABA#:	121000248	
Please send remittance information to:	payments@kimley-horn.com	

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

ELEVATION DEVELOPMENT, LLC
C/O: ELEVATION POINTE, LLC
189 S ORANGE AVENUE
SUITE 1550
ORLANDO, FL 32801

Invoice Amount: $1,740.00

Invoice No: 045601004-0424R-B
Invoice Date: Apr 30, 2024

Project No: 045601004
Project Name: ELEVATION POINTE MASTER
Project Manager: DEITSCH, BRIAN

Client Reference:

Federal Tax Id: 56-0885615
For Services Rendered through Apr 30, 2024

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 01 MEETINGS, SUPPORT, & PROJECT COORDINATION	0.00	HOURLY	5,875.00	5,875.00	0.00
TASK 02 CIVIL ENGINEERING DESIGN SERVICES	160,000.00	100.00%	160,000.00	160,000.00	0.00
TASK 03 CODE LANDSCAPE AND IRRIGATION	8,000.00	100.00%	8,000.00	8,000.00	0.00
TASK 04 CIVIL PERMITTING SERVICES	25,000.00	100.00%	25,000.00	25,000.00	0.00
TASK 05 SIGNAL WARRANT ANALYSIS	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 06 FDOT INTERSECTION CONTROL EVALUATION (ICE) STUDY	0.00	HOURLY	43,572.50	43,572.50	0.00
TASK 07 SIGNALIZATION PLANS	20,000.00	100.00%	20,000.00	20,000.00	0.00
TASK 08 SIGNAL STRUCTURAL DESIGN	5,000.00	100.00%	5,000.00	5,000.00	0.00
TASK 09 SIGNAL RIGHT OF WAY & DRIVEWAY CONNECTION PERMIT AP	15,000.00	100.00%	15,000.00	15,000.00	0.00
TASK 10 LIMITED CONSTRUCTION PHASE SERVICES	0.00	HOURLY	63,932.50	62,192.50	1,740.00
TASK 11 ADDITIONAL SERVICES	0.00	HOURLY	24,702.50	24,702.50	0.00
AMENDMENT #1					
TASK 01 OFF-SITE REUSE MAIN CIVIL ENGINEERING DESIGN SERV	30,000.00	100.00%	30,000.00	30,000.00	0.00
TASK 02 SJC AND FDOT UTILITY REUSE MAIN PERMITTING	12,000.00	100.00%	12,000.00	12,000.00	0.00
TASK 03 ADDITIONAL TRAFFIC IMPACT ANALYSIS	15,000.00	100.00%	15,000.00	15,000.00	0.00
TASK 04 ADDITIONAL CR-208 CIVIL ENGINEERING DESIGN SERVICE	15,000.00	100.00%	15,000.00	15,000.00	0.00
REIMBURSABLE EXPENSES	0.00	HOURLY	5,908.29	5,908.29	0.00
Subtotal	**315,000.00**		**458,990.79**	**457,250.79**	**1,740.00**
Total					**1,740.00**

Total Invoice: $1,740.00

If you have any questions, please contact Dalianni Frometa at (850)553-3516 or Dalianni.Frometa@kimley-horn.com

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Labor and Expense Detail

ELEVATION DEVELOPMENT, LLC
C/O: ELEVATION POINTE, LLC
189 S ORANGE AVENUE
SUITE 1550
ORLANDO, FL 32801

Invoice No: 045601004-0424R-B
Invoice Date: Apr 30, 2024

Project No: 045601004
Project Name: ELEVATION POINTE MASTER
Project Manager: DEITSCH, BRIAN

HOURLY
KHA Ref # 045601004.2-28852237

Task	Description	Hrs/Qty	Rate	Current Amount Due
CONSTRUCTION PHASE	PROFESSIONAL	5.0	280.00	1,400.00
	SENIOR PROFESSIONAL I	1.0	340.00	340.00
TOTAL CONSTRUCTION PHASE		**6.0**		**1,740.00**
TOTAL LABOR AND EXPENSE DETAIL				**1,740.00**

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

DESCRIPTION OF HOURLY SERVICES PERFORMED(CDD):
- AS-BUILT REVIEW
- REVIEW OF POND CAD FILES AND CONFIRMATION INFORMATION PROVIDED IS ADEQUATE
- CDD EXHIBIT DISCUSSION
- WEEKLY ELEVATION CALL AND SETTING UP MEETING WITH SJCUD
- SJCUD MEETING 4/22 TO DISCUSS ROUTING OF REUSE MAIN AND PROJECT TIMING

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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 94104	P.O. BOX 932520
Account Number:	2073089159554	ATLANTA, GA 31193-2520
ABA#:	121000248	
Please send remittance information to:	payments@kimley-horn.com	

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

ELEVATION DEVELOPMENT, LLC
C/O: ELEVATION POINTE, LLC
189 S ORANGE AVENUE
SUITE 1550
ORLANDO, FL 32801

Invoice Amount: $5,057.50

Invoice No: 045601004-0524R-B
Invoice Date: May 31, 2024

Project No: 045601004
Project Name: ELEVATION POINTE MASTER
Project Manager: DEITSCH, BRIAN

Client Reference:

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

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 01 MEETINGS, SUPPORT, & PROJECT COORDINATION	0.00	HOURLY	5,875.00	5,875.00	0.00
TASK 02 CIVIL ENGINEERING DESIGN SERVICES	160,000.00	100.00%	160,000.00	160,000.00	0.00
TASK 03 CODE LANDSCAPE AND IRRIGATION	8,000.00	100.00%	8,000.00	8,000.00	0.00
TASK 04 CIVIL PERMITTING SERVICES	25,000.00	100.00%	25,000.00	25,000.00	0.00
TASK 05 SIGNAL WARRANT ANALYSIS	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 06 FDOT INTERSECTION CONTROL EVALUATION (ICE) STUDY	0.00	HOURLY	43,572.50	43,572.50	0.00
TASK 07 SIGNALIZATION PLANS	20,000.00	100.00%	20,000.00	20,000.00	0.00
TASK 08 SIGNAL STRUCTURAL DESIGN	5,000.00	100.00%	5,000.00	5,000.00	0.00
TASK 09 SIGNAL RIGHT OF WAY & DRIVEWAY CONNECTION PERMIT AP	15,000.00	100.00%	15,000.00	15,000.00	0.00
TASK 10 LIMITED CONSTRUCTION PHASE SERVICES	0.00	HOURLY	67,655.00	63,932.50	3,722.50
TASK 11 ADDITIONAL SERVICES	0.00	HOURLY	26,037.50	24,702.50	1,335.00
AMENDMENT #1					
TASK 01 OFF-SITE REUSE MAIN CIVIL ENGINEERING DESIGN SERV	30,000.00	100.00%	30,000.00	30,000.00	0.00
TASK 02 SJC AND FDOT UTILITY REUSE MAIN PERMITTING	12,000.00	100.00%	12,000.00	12,000.00	0.00
TASK 03 ADDITIONAL TRAFFIC IMPACT ANALYSIS	15,000.00	100.00%	15,000.00	15,000.00	0.00
TASK 04 ADDITIONAL CR-208 CIVIL ENGINEERING DESIGN SERVICE	15,000.00	100.00%	15,000.00	15,000.00	0.00
REIMBURSABLE EXPENSES	0.00	HOURLY	5,908.29	5,908.29	0.00
Subtotal	**315,000.00**		**464,048.29**	**458,990.79**	**5,057.50**
Total					**5,057.50**

Total Invoice: $5,057.50

If you have any questions, please contact Dalianni Frometa at (850)553-3516 or Dalianni.Frometa@kimley-horn.com

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Labor and Expense Detail

ELEVATION DEVELOPMENT, LLC
C/O: ELEVATION POINTE, LLC
189 S ORANGE AVENUE
SUITE 1550
ORLANDO, FL 32801

Invoice No: 045601004-0524R-B
Invoice Date: May 31, 2024

Project No: 045601004
Project Name: ELEVATION POINTE MASTER
Project Manager: DEITSCH, BRIAN

HOURLY
KHA Ref # 045601004.2-28852239

Task	Description	Hrs/Qty	Rate	Current Amount Due
CONSTRUCTION PHASE	PROFESSIONAL	7.5	280.00	2,100.00
	SENIOR PROFESSIONAL I	4.0	340.00	1,360.00
	SENIOR TECHNICAL SUPPORT	0.5	265.00	132.50
	SUPPORT STAFF	1.0	130.00	130.00
TOTAL CONSTRUCTION PHASE		**13.0**		**3,722.50**
ADDITIONAL SERVICES	ANALYST	1.5	185.00	277.50
		3.5	215.00	752.50
	SENIOR PROFESSIONAL I	1.0	305.00	305.00
TOTAL ADDITIONAL SERVICES		**6.0**		**1,335.00**
TOTAL LABOR AND EXPENSE DETAIL				**5,057.50**

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

DESCRIPTION OF HOURLY SERVICES PERFORMED (CDD):
ADDITIONAL SERVICES:
-REVISING CDD EXHIBITS

CONSTRUCTION PHASE SERVICES:
-DRY UTILITY REVIEW (FIBER)
-REVIEW AND RESPONSE TO FPL PLANS. CALL SJC REGARDING LIGHT LOCATIONS
-MODCP PLANNING AND REPLY TO SJCUD
-MEETING COORDINATION
-SJC/SJCUD CONSTRUCTION PHASE SCHEDULE
-SJC CLOSE OUT WRITE UP

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 94104	P.O. BOX 932520
Account Number:	2073089159554	ATLANTA, GA 31193-2520
ABA#:	121000248	
Please send remittance information to:	payments@kimley-horn.com	

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

ELEVATION DEVELOPMENT, LLC
C/O: ELEVATION POINTE, LLC
189 S ORANGE AVENUE
SUITE 1550
ORLANDO, FL 32801

Invoice Amount: $4,825.00

Invoice No: 045601004-0624R
Invoice Date: Jun 30, 2024

Project No: 045601004
Project Name: ELEVATION POINTE MASTER
Project Manager: DEITSCH, BRIAN

Client Reference:

Federal Tax Id: 56-0885615
For Services Rendered through Jun 30, 2024

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 01 MEETINGS, SUPPORT, & PROJECT COORDINATION	0.00	HOURLY	5,875.00	5,875.00	0.00
TASK 02 CIVIL ENGINEERING DESIGN SERVICES	160,000.00	100.00%	160,000.00	160,000.00	0.00
TASK 03 CODE LANDSCAPE AND IRRIGATION	8,000.00	100.00%	8,000.00	8,000.00	0.00
TASK 04 CIVIL PERMITTING SERVICES	25,000.00	100.00%	25,000.00	25,000.00	0.00
TASK 05 SIGNAL WARRANT ANALYSIS	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 06 FDOT INTERSECTION CONTROL EVALUATION (ICE) STUDY	0.00	HOURLY	43,572.50	43,572.50	0.00
TASK 07 SIGNALIZATION PLANS	20,000.00	100.00%	20,000.00	20,000.00	0.00
TASK 08 SIGNAL STRUCTURAL DESIGN	5,000.00	100.00%	5,000.00	5,000.00	0.00
TASK 09 SIGNAL RIGHT OF WAY & DRIVEWAY CONNECTION PERMIT AP	15,000.00	100.00%	15,000.00	15,000.00	0.00
TASK 10 LIMITED CONSTRUCTION PHASE SERVICES	0.00	HOURLY	72,200.00	67,655.00	4,545.00
TASK 11 ADDITIONAL SERVICES	0.00	HOURLY	28,225.00	27,945.00	280.00
AMENDMENT #1					
TASK 01 OFF-SITE REUSE MAIN CIVIL ENGINEERING DESIGN SERV	30,000.00	100.00%	30,000.00	30,000.00	0.00
TASK 02 SJC AND FDOT UTILITY REUSE MAIN PERMITTING	12,000.00	100.00%	12,000.00	12,000.00	0.00
TASK 03 ADDITIONAL TRAFFIC IMPACT ANALYSIS	15,000.00	100.00%	15,000.00	15,000.00	0.00
TASK 04 ADDITIONAL CR-208 CIVIL ENGINEERING DESIGN SERVICE	15,000.00	100.00%	15,000.00	15,000.00	0.00
REIMBURSABLE EXPENSES	0.00	HOURLY	5,908.29	5,908.29	0.00
Subtotal	**315,000.00**		**470,780.79**	**465,955.79**	**4,825.00**
Total					**4,825.00**

Total Invoice: $4,825.00

If you have any questions, please contact Dalianni Frometa at (850)553-3516 or Dalianni.Frometa@kimley-horn.com

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Kimley»Horn

Labor and Expense Detail

ELEVATION DEVELOPMENT, LLC
C/O: ELEVATION POINTE, LLC
189 S ORANGE AVENUE
SUITE 1550
ORLANDO, FL 32801

Invoice No: 045601004-0624R
Invoice Date: Jun 30, 2024

Project No: 045601004
Project Name: ELEVATION POINTE MASTER
Project Manager: DEITSCH, BRIAN

HOURLY
KHA Ref # 045601004.2-28852241

Task	Description	Hrs/Qty	Rate	Current Amount Due
CONSTRUCTION PHASE	ANALYST	1.5	160.00	240.00
	PROFESSIONAL	4.0	245.00	980.00
		2.5	280.00	700.00
	SENIOR PROFESSIONAL I	2.0	340.00	680.00
	SENIOR TECHNICAL SUPPORT	0.5	180.00	90.00
		7.0	265.00	1,855.00
TOTAL CONSTRUCTION PHASE		**17.5**		**4,545.00**
ADDITIONAL SERVICES	PROFESSIONAL	1.0	280.00	280.00
TOTAL ADDITIONAL SERVICES		**1.0**		**280.00**
TOTAL LABOR AND EXPENSE DETAIL				**4,825.00**

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

DESCRIPTION OF HOURLY SERVICES PERFORMED (ALL CDD):
-MISC RFIS: ST 165 STUB OUT, SURVEY REQUEST REVIEW
-ELEVATION POINT REDRAFTING PER ROAD WIDENING
-STORM RCP MATERIAL SUBMITTAL
-OPCC ASSISTANCE FOR FDOT TURN LANE
-OUTLINE OF ALL FDOT PERMITS
-CLIENT AND CONTRACTOR COORDINATION
-COORDINATION WITH TEAM ON REDUCING PLANTING OPC
-BREAKDOWN OF POND DATA PER CLIENT REQUEST TO DELINEATE PERCENTAGES OF POND FOR CDD VS COMMERCIAL
-REVIEW OF CONTRACT LANGUAGE REGARDING THE COST SHARE

SECTION V

ELEVATION POINTE
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA

TABLE OF CONTENTS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Elevation Pointe Community Development District
St. Johns County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Elevation Pointe Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 5, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 5, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Elevation Pointe Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a deficit net position balance of ($414,234).

- The change in the District's total net position in comparison with the prior fiscal year was $166,278, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2023, the District's governmental funds reported combined ending fund balance of $1,508,547 a decrease of ($1,794,761), in comparison with the prior fiscal year. The fund balance is restricted for debt service and capital projects and unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded asset at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2023	2022
Current and other assets	$ 1,718,688	$ 4,223,870
Capital assets, net of depreciation	8,586,965	6,707,449
Total assets	10,305,653	10,931,319
Current liabilities	399,887	1,116,831
Long-term liabilities	10,320,000	10,395,000
Total liabilities	10,719,887	11,511,831
Net position		
Net investment in capital assets	(1,018,763)	(1,165,541)
Restricted	595,307	576,058
Unrestricted	9,222	8,971
Total net position	$ (414,234)	$ (580,512)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase is the result of the levying of assessments in the current fiscal year, whereas the District's operations were funded by Developer contributions and the interest payments due for its debt service were covered by the funds available in the capitalized interest trust accounts in the prior fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR END SEPTEMBER 30,

	2023	2022
Revenues:		
Program revenues		
Charges for services	$ 531,853	$ -
Operating grants and contributions	91,258	59,477
Capital grants and contributions	70,307	11,275
Total revenues	693,418	70,752
Expenses:		
General government	68,982	58,452
Bond issue costs	-	423,823
Interest	458,158	196,269
Total expenses	527,140	678,544
Change in net position	166,278	(607,792)
Net position - beginning	(580,512)	27,280
Net position - ending	$ (414,234)	$ (580,512)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was $527,140. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised primarily of assessments for the current fiscal year while in the prior fiscal year were comprised of Developer contributions. The majority of the change in expenses results from the decrease in bond issue costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had $8,586,965 invested in capital assets for its governmental activities. No depreciation has been taken. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had $10,320,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The Districts operations are expected to increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Elevation Pointe Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 8,727
Due from Developer	7,311
Assessments receivable	227,695
Restricted assets:	
Investments	1,474,955
Capital assets:	
Nondepreciable	8,586,965
Total assets	10,305,653
LIABILITIES	
Accounts payable	24,601
Contracts payable	185,540
Accrued interest payable	189,746
Non-current liabilities:	
Due within one year	80,000
Due in more than one year	10,240,000
Total liabilities	10,719,887
NET POSITION	
Net investment in capital assets	(1,018,763)
Restricted for debt service	595,307
Unrestricted	9,222
Total net position	$ (414,234)

See notes to the financial statements

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 68,982	$ -	$ 69,233	$ -	$ 251
Maintenance and operations	-	-	-	70,307	70,307
Interest on long-term debt	458,158	531,853	22,025	-	95,720
Total governmental activities	527,140	531,853	91,258	70,307	166,278

Change in net position	166,278
Net position - beginning	(580,512)
Net position - ending	$ (414,234)

See notes to the financial statements

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	$ 8,727	$ -	$ -	$ 8,727
Investments	-	557,358	917,597	1,474,955
Due from Developer	7,311	-	-	7,311
Assessments receivable	-	227,695	-	227,695
Total assets	$ 16,038	$ 785,053	$ 917,597	$ 1,718,688
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 6,816	$ -	$ 17,785	$ 24,601
Contracts payable	-	-	185,540	185,540
Total liabilities	6,816	-	203,325	210,141
Fund balances:				
Restricted for:				
Debt service	-	785,053	-	785,053
Capital projects	-	-	714,272	714,272
Unassigned	9,222	-	-	9,222
Total fund balances	9,222	785,053	714,272	1,508,547
Total liabilities and fund balances	$ 16,038	$ 785,053	$ 917,597	$ 1,718,688

See notes to the financial statement

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

Fund balance - governmental funds		$ 1,508,547
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	8,586,965	
Accumulated depreciation	-	8,586,965
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(189,746)	
Bonds payable	(10,320,000)	(10,509,746)
Net position of governmental activities		$ (414,234)

See notes to the financial statement

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Special assessments	$ -	$ 531,853	$ -	$ 531,853
Developer contributions	69,233	-	-	69,233
Interest earnings	-	22,025	70,307	92,332
Total revenues	69,233	553,878	70,307	693,418
EXPENDITURES				
Current:				
General government	68,982	-	-	68,982
Debt service:				
Principal	-	75,000	-	75,000
Interest	-	464,681	-	464,681
Capital outlay	-	-	1,879,516	1,879,516
Total expenditures	68,982	539,681	1,879,516	2,488,179
Excess (deficiency) of revenues over (under) expenditures	251	14,197	(1,809,209)	(1,794,761)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	1,471	1,471
Transfers out	-	(1,471)	-	(1,471)
Total other financing sources (uses)	-	(1,471)	1,471	-
Net change in fund balances	251	12,726	(1,807,738)	(1,794,761)
Fund balances - beginning	8,971	772,327	2,522,010	3,303,308
Fund balances - ending	$ 9,222	$ 785,053	$ 714,272	$ 1,508,547

See notes to the financial statements

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Net change in fund balances - total governmental funds	$ (1,794,761)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	1,879,516
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	75,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	6,523
Change in net position of governmental activities	$ 166,278

See notes to the financial statements

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Elevation Pointe Community Development District (the "District") was established by the Board of Commissioners of St. Johns County's approval of Ordinance No. 2020-65 effective on December 15, 2020 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2023, all of the Board members are affiliated with Elevation Development, LLC ("Developer").

The Board has the responsibility for:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fd Cl D	$ 1,474,955	S&P AAAm	Weighted average of the fund portfolio: 24 days
	$ 1,474,955		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Infrastructure under construction	$ 6,707,449	$ 1,879,516	$ -	$ 8,586,965
Total capital assets, not being depreciated	6,707,449	1,879,516	-	8,586,965
Governmental activities capital assets, net	$ 6,707,449	$ 1,879,516	$ -	$ 8,586,965

The infrastructure intended to serve the District has been estimated at a total cost of approximately $14,244,960. The infrastructure will include roadways, potable water and wastewater systems, and land improvements, including wetland mitigation areas. In addition, the project will include irrigation, and amenities. A portion of the project costs is expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 – LONG-TERM LIABILITIES

Series 2022 A1 and A2

On April 6, 2022, the District issued $4,490,000 and $5,905,000 of Special Assessment Revenue Bonds, Series 2022 A1 and A2 with interest rates ranging from 3.90% to 4.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052.

The Series 2022 A1 and A2 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2022 A1 and A2 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2022 A1 A2	$ 10,395,000		$ (75,000)	$ 10,320,000	$ 80,000
Total	$ 10,395,000	$ -	$ (75,000)	$ 10,320,000	$ 80,000

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	$ 80,000	$ 455,390	$ 535,390
2025	80,000	452,270	532,270
2026	85,000	449,150	534,150
2027	90,000	445,835	535,835
2028	90,000	442,325	532,325
2029-2033	6,430,000	1,891,993	8,321,993
2034-2038	650,000	729,100	1,379,100
2039-2043	810,000	572,680	1,382,680
2044-2048	1,010,000	372,140	1,382,140
2049-2052	995,000	117,070	1,112,070
	$ 10,320,000	$ 5,927,953	$ 16,247,953

NOTE 7 - DEVELOPER TRANSACTIONS

For the current fiscal year, Developer assessment revenues in the debt service funds were $531,853, which includes a receivable of $227,695 at September 30, 2023.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were $ 69,233 which includes a receivable of $7,311.

NOTE 8 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer Contributions	$ 126,768	$ 69,233	$ (57,535)
Total revenues	126,768	69,233	(57,535)
EXPENDITURES			
Current:			
General government	126,768	68,982	57,786
Total expenditures	126,768	68,982	57,786
Excess (deficiency) of revenues over (under) expenditures	$ -	251	$ 251
Fund balance - beginning		8,971	
Fund balance - ending		$ 9,222	

See notes to required supplementary information

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	3
Employee compensation	$0
Independent contractor compensation	$71,191.25
Construction projects to begin on or after October 1; ($65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate for FYE 9/30/23	Operations and maintenance - None Debt service - $658.11 - $696.35
Special assessments collected	$531,852.50
Outstanding Bonds:	see Note 6 for details
Series 2022 A1	$4,415,000.00
Series 2022 A2	$5,905,000.00

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Elevation Pointe Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Elevation Pointe Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 5, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 5, 2024

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Elevation Pointe Community Development District
St. Johns County, Florida

We have examined Elevation Pointe Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Elevation Pointe Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 5, 2024

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Elevation Pointe Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Elevation Pointe Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 5, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 5, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Elevation Pointe Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Elevation Pointe Community Development District, ST. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 5, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION VI

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AMENDING RESOLUTION 2024-05 TO RESET THE HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on April 28, 2024, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2024-05, approving the proposed budget for Fiscal Year 2024/2025 and setting a public hearing on the proposed budget for July 26, 2024, at 9:30 a.m. at the Offices of GMS-NF, 475 West Town Place, Suite 114, St. Augustine, Florida 32092; and

WHEREAS, because the Board was unable to meet on that scheduled date, the District Manager rescheduled the date of the public hearing to September 27, 2024, at the same time and location as set forth in Resolution 2024-05, and the District Manager has caused the notice of the public hearing with the new date to be published consistent with the requirements of Chapter 190, Florida Statutes; and

WHEREAS, the Board desires to ratify the District Manager's action in re-setting the public hearing.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the District manager in resetting the public hearing and the District Secretary in publishing the notice of public hearing are hereby ratified. Resolution 2024-05 is hereby amended to reflect that the public hearing as declared in Resolution 2024-05 is re-set to September 27, 2024, at 9:30 a.m. at the Offices of GMS-NF, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

SECTION 2. RESOLUTION 2024-05 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2024-05 continue in full force and effect.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 27th day of September, 2024.

ATTEST:

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
Chair/Vice Chair, Board of Supervisors

SECTION VII

SECTION A

RESOLUTION 2024-07
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Elevation Pointe Community Development District (**"District"**) prior to June 15, 2024, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Elevation Pointe Community Development District for the Fiscal Year Ending September 30, 2025."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27th DAY OF SEPTEMBER, 2024.

ATTEST:

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A

Elevation Pointe

Community Development District

Approved Budget

FY2025

Table of Contents

Elevation Pointe CDD

Community Development District

Approved Budget

General Fund

Description	Amended Budget Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Total Thru 9/30/24	Approved Budget FY2025
Revenues					
Assessments - Direct	$ -	$ -	$ -	$ -	$ 293,459
Developer Contributions	$ 338,877	$ 60,733	$ 47,997	$ 108,730	$ 50,127
Boundary Amendment Contribution	$ -	$ 5,098	$ -	$ 5,098	$ -
Total Revenues	**$ 338,877**	**$ 65,831**	**$ 47,997**	**$ 113,828**	**$ 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	$ 6,429	$ 2,500	$ 8,929	$ 25,000
Annual Audit	$ 5,200	$ 5,200	$ -	$ 5,200	$ 5,250
Assessment Administration	$ 5,000	$ -	$ -	$ -	$ 5,000
Arbitrage	$ 450	$ 900	$ -	$ 900	$ 450
Dissemination Fees	$ 5,000	$ 4,167	$ 2,500	$ 6,667	$ 5,250
Trustee Fees	$ 5,000	$ 1,684	$ -	$ 1,684	$ 5,000
Management Fees	$ 38,955	$ 32,463	$ 25,968	$ 58,431	$ 42,500
Information Technology	$ 1,325	$ 1,104	$ 880	$ 1,984	$ 1,392
Website Maintenance	$ 928	$ 773	$ 616	$ 1,389	$ 975
Telephone	$ 100	$ -	$ 50	$ 50	$ 100
Postage & Delivery	$ 1,000	$ 27	$ 27	$ 54	$ 1,000
Printing & Binding	$ 1,000	$ 64	$ 17	$ 81	$ 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	$ 393	$ 190	$ 583	$ 1,000
Office Supplies	$ 625	$ 1	$ 15	$ 16	$ 625
Boundary Amendment	$ -	$ 4,941	$ -	$ 4,941	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 129,857**	**$ 63,911**	**$ 47,722**	**$ 111,633**	**$ 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

Approved Budget

General Fund

Description	Amended Budget Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Total Thru 9/30/24	Approved 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**	**$ 63,911**	**$ 47,722**	**$ 111,633**	**$ 343,586**
Excess Revenues/(Expenditures)	$ 0	$ 1,920	$ 275	$ 2,195	$ -

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

Approved Budget

Debt Service Fund

Series 2022

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Approved Budget FY2025
Revenues					
Special Assessments A-1	$ 274,920	$ 173,200	$ 101,720	$ 274,920	$ 274,920
Special Assessments A-2	$ 259,820	$ 129,910	$ 129,910	$ 259,820	$ 259,820
Interest Income	$ -	$ 23,065	$ 4,613	$ 27,678	$ 10,000
Carry Forward Surplus *	$ 250,900	$ 250,313	$ -	$ 250,313	$ 277,341
Total Revenues	**$ 785,640**	**$ 576,488**	**$ 236,243**	**$ 812,731**	**$ 822,081**
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**	**$ 535,390**	**$ -**	**$ 535,390**	**$ 532,270**
Excess Revenues/(Expenditures)	$ 250,250	$ 41,098	$ 236,243	$ 277,341	$ 289,811

***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 B

RESOLUTION 2024-08
[FY 2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Elevation Pointe Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (**"FY 2025"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. Maximum Rate. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2025 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. Direct Bill Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

i. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 1) for Series 2022A-1 Assessments, 64% due no later than April 1, 2025 and 36% due no later than September 1, 2025, and 2) for Series 2022A-2 Assessments, 50% due no later than April 1, 2025 and 50% due no later than September 1, 2025.

ii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory

prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole Assessment, as set forth herein.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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 upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 27th DAY OF SEPTEMBER, 2024.

ATTEST:

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A

Elevation Pointe

Community Development District

Approved Budget

FY2025

Table of Contents

Elevation Pointe CDD

Community Development District

Approved Budget

General Fund

Description	Amended Budget Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Total Thru 9/30/24	Approved Budget FY2025
Revenues					
Assessments - Direct	$ -	$ -	$ -	$ -	$ 293,459
Developer Contributions	$ 338,877	$ 60,733	$ 47,997	$ 108,730	$ 50,127
Boundary Amendment Contribution	$ -	$ 5,098	$ -	$ 5,098	$ -
Total Revenues	**$ 338,877**	**$ 65,831**	**$ 47,997**	**$ 113,828**	**$ 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	$ 6,429	$ 2,500	$ 8,929	$ 25,000
Annual Audit	$ 5,200	$ 5,200	$ -	$ 5,200	$ 5,250
Assessment Administration	$ 5,000	$ -	$ -	$ -	$ 5,000
Arbitrage	$ 450	$ 900	$ -	$ 900	$ 450
Dissemination Fees	$ 5,000	$ 4,167	$ 2,500	$ 6,667	$ 5,250
Trustee Fees	$ 5,000	$ 1,684	$ -	$ 1,684	$ 5,000
Management Fees	$ 38,955	$ 32,463	$ 25,968	$ 58,431	$ 42,500
Information Technology	$ 1,325	$ 1,104	$ 880	$ 1,984	$ 1,392
Website Maintenance	$ 928	$ 773	$ 616	$ 1,389	$ 975
Telephone	$ 100	$ -	$ 50	$ 50	$ 100
Postage & Delivery	$ 1,000	$ 27	$ 27	$ 54	$ 1,000
Printing & Binding	$ 1,000	$ 64	$ 17	$ 81	$ 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	$ 393	$ 190	$ 583	$ 1,000
Office Supplies	$ 625	$ 1	$ 15	$ 16	$ 625
Boundary Amendment	$ -	$ 4,941	$ -	$ 4,941	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 129,857**	**$ 63,911**	**$ 47,722**	**$ 111,633**	**$ 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

Approved Budget

General Fund

Description	Amended Budget Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Total Thru 9/30/24	Approved 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**	**$ 63,911**	**$ 47,722**	**$ 111,633**	**$ 343,586**
Excess Revenues/(Expenditures)	$ 0	$ 1,920	$ 275	$ 2,195	$ -

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

Approved Budget

Debt Service Fund

Series 2022

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Approved Budget FY2025
Revenues					
Special Assessments A-1	$ 274,920	$ 173,200	$ 101,720	$ 274,920	$ 274,920
Special Assessments A-2	$ 259,820	$ 129,910	$ 129,910	$ 259,820	$ 259,820
Interest Income	$ -	$ 23,065	$ 4,613	$ 27,678	$ 10,000
Carry Forward Surplus *	$ 250,900	$ 250,313	$ -	$ 250,313	$ 277,341
Total Revenues	**$ 785,640**	**$ 576,488**	**$ 236,243**	**$ 812,731**	**$ 822,081**
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**	**$ 535,390**	**$ -**	**$ 535,390**	**$ 532,270**
Excess Revenues/(Expenditures)	$ 250,250	$ 41,098	$ 236,243	$ 277,341	$ 289,811

***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**

Exhibit B

Elevation Pointe CDD
FY 25 Assessment Roll

Parcel ID	Units	O&M	Series 2022A-1	Series 2022A-2	Total
0874200001	420	$312,190.20	$292,468.09	$276,404.26	$881,062.54
Total Gross Assessmetns		$312,190.20	$292,468.09	$276,404.26	$881,062.54
Total Net Assessments		$293,458.79	$274,920.00	$259,820.00	$828,198.79

SECTION VIII

BUDGET FUNDING AGREEMENT
FISCAL YEAR 2025

This Agreement ("**Agreement**") is made and entered into effective as of October 1, 2024, by and between:

Elevation Pointe Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, ("**District**"), and is located in St. Johns County, Florida ("**County**"), and

Elevation Premium Pointe, LLC, a Florida limited liability company, and the owner and/or the primary developer of property located within the boundaries of the District ("**Developer,**" and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer's consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District's general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

   a. *[Contractual Lien].* The District shall have the right to file a continuing lien ("**Lien**") upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a "Notice of Lien" in the public records of the County.
   b. *[Enforcement Action]* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
   c. *[Uniform Method; Direct]* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

Elevation Pointe Community Development District

_____
Secretary/Assistant Secretary

_____
By: _____
Its: _____

Elevation Premium Pointe, LLC,
a Florida limited liability company

_____
Witness

_____
By: _____
Its: _____

EXHIBIT A: FY 2025 Budget

Exhibit A

Elevation Pointe

Community Development District

Approved Budget

FY2025

Table of Contents

Elevation Pointe CDD

Community Development District

Approved Budget

General Fund

Description	Amended Budget Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Total Thru 9/30/24	Approved Budget FY2025
Revenues					
Assessments - Direct	$ -	$ -	$ -	$ -	$ 293,459
Developer Contributions	$ 338,877	$ 60,733	$ 47,997	$ 108,730	$ 50,127
Boundary Amendment Contribution	$ -	$ 5,098	$ -	$ 5,098	$ -
Total Revenues	**$ 338,877**	**$ 65,831**	**$ 47,997**	**$ 113,828**	**$ 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	$ 6,429	$ 2,500	$ 8,929	$ 25,000
Annual Audit	$ 5,200	$ 5,200	$ -	$ 5,200	$ 5,250
Assessment Administration	$ 5,000	$ -	$ -	$ -	$ 5,000
Arbitrage	$ 450	$ 900	$ -	$ 900	$ 450
Dissemination Fees	$ 5,000	$ 4,167	$ 2,500	$ 6,667	$ 5,250
Trustee Fees	$ 5,000	$ 1,684	$ -	$ 1,684	$ 5,000
Management Fees	$ 38,955	$ 32,463	$ 25,968	$ 58,431	$ 42,500
Information Technology	$ 1,325	$ 1,104	$ 880	$ 1,984	$ 1,392
Website Maintenance	$ 928	$ 773	$ 616	$ 1,389	$ 975
Telephone	$ 100	$ -	$ 50	$ 50	$ 100
Postage & Delivery	$ 1,000	$ 27	$ 27	$ 54	$ 1,000
Printing & Binding	$ 1,000	$ 64	$ 17	$ 81	$ 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	$ 393	$ 190	$ 583	$ 1,000
Office Supplies	$ 625	$ 1	$ 15	$ 16	$ 625
Boundary Amendment	$ -	$ 4,941	$ -	$ 4,941	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 129,857**	**$ 63,911**	**$ 47,722**	**$ 111,633**	**$ 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

Approved Budget

General Fund

Description	Amended Budget Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Total Thru 9/30/24	Approved 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**	**$ 63,911**	**$ 47,722**	**$ 111,633**	**$ 343,586**
Excess Revenues/(Expenditures)	$ 0	$ 1,920	$ 275	$ 2,195	$ -

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

Approved Budget

Debt Service Fund

Series 2022

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Approved Budget FY2025
Revenues					
Special Assessments A-1	$ 274,920	$ 173,200	$ 101,720	$ 274,920	$ 274,920
Special Assessments A-2	$ 259,820	$ 129,910	$ 129,910	$ 259,820	$ 259,820
Interest Income	$ -	$ 23,065	$ 4,613	$ 27,678	$ 10,000
Carry Forward Surplus *	$ 250,900	$ 250,313	$ -	$ 250,313	$ 277,341
Total Revenues	**$ 785,640**	**$ 576,488**	**$ 236,243**	**$ 812,731**	**$ 822,081**
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**	**$ 535,390**	**$ -**	**$ 535,390**	**$ 532,270**
Excess Revenues/(Expenditures)	$ 250,250	$ 41,098	$ 236,243	$ 277,341	$ 289,811

***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 IX

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF DISTRICT STAFF RELATED TO AMENDING THE DISTRICT'S BOUNDARY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on August 25, 2023, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2023-08, authorizing District Staff to prepare and file a petition with St. Johns County to amend the District's Boundary; and

WHEREAS, subsequent to filling the petition, County Staff requested revisions to the petition, and District Staff caused a revised petition to be filed; and

WHEREAS, the Board desires to ratify the District Staff's action in submitting the revised petition and continued authorization of the boundary amendment proceeding.

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

SECTION 1. RATIFICATION OF REVISED PETITION. The actions of District Staff in submitting the revised boundary amendment petition and the Board's continued authorization of the boundary amendment proceeding are hereby ratified.

SECTION 2. RESOLUTION 2023-08 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as may otherwise be provided herein, all of the provisions of Resolution 2023-08 continue in full force and effect.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 27th day of September, 2024.

ATTEST:

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
Chair/Vice Chair, Board of Supervisors

SECTION X

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILTY AND AN EFFECTIVE DATE.

WHEREAS, the Elevation Pointe Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within St. Johns County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, Florida Statutes authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce though the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

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

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 27th day of September, 2024.

ATTEST:

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair

SECTION XI

This instrument was prepared by,
And after recording return to:
PAUL "JJ" JOHNSON, JR., ESQ.
FISHBACK, DOMINICK
1947 LEE ROAD
WINTER PARK, FLORIDA 32789

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (the "**Agreement**") is made and entered into this 15th day of July, 2024 (the "**Effective Date**") by and **ELEVATION POINTE, LLC**, a Florida limited liability company, whose mailing address is 189 S. Orange Avenue, Suite 1550, Orlando, Florida 32801 ("**Elevation**"), **CORNERSTONE COLLARD AUGUSTINE, LLC**, a Florida limited liability company, whose mailing address is 2100 Hollywood Boulevard, Hollywood, Florida 33020 ("**Cornerstone**" and together with Elevation, the "**Commercial Owners**"), and **ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT** ("**CDD**") (Commercial Owners and CDD are sometimes together referred to herein as the "Parties", and separately as the "**Party**").

WITNESSETH:

WHEREAS, Elevation is the owner of that certain parcel of real property located in St Johns County, Florida (the "**County**"), more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Elevation Parcel**");

WHEREAS, Cornerstone is the owner of that certain adjacent parcel of real property located in the County, more particularly described in **Exhibit "B"** attached hereto and incorporated herein by this reference (the "**Cornerstone Parcel**", and together with Elevation Parcel, the "Commercial Parcels").

WHEREAS, the Commercial Parcels were originally included within the CDD and were subsequently removed from the CDD.

WHEREAS, as a result of such removal, the Commercial Parties and CDD desire to enter into this Agreement to provide for, among other things, an easement for stormwater discharge from the commercial properties into the Pond Parcel and for the Commercial Parcels to share in the cost of maintenance of the Pond.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Grant of Drainage Easement**. CDD does hereby grants and conveys to the Commercial Owners, its successors and assigns, a perpetual, nonexclusive easement to discharge stormwater from the Commercial Parcels into the Pond Parcel and through any associated drainage facilities ("**Drainage Facilities**") located within the CDD (the "**Drainage Easement Area**") for the benefit of the Commercial Parcels in accordance with all applicable governmental permits, including the St. Johns Water Management District ("**WMD**") permit ("**WMD Permit**") approvals, and requirements and all applicable laws, rules and regulations, ordinances (the "**Drainage Easement**").

3. **Right of Future Modification**. CDD, at its expense, shall have the right from time to time to modify, enlarge, or alter any and all Drainage Facilities lying therein, as it deems necessary so long as such modification, enlargement, or alteration does not unreasonably interfere with or disrupt the stormwater conveyance purposes set forth in Section 2 above. During the term of this Agreement, Commercial Owners hereby consents to any such request to modify, enlarge, or alter, provided that (i) the Drainage Easement (or portions thereof), as so modified, enlarged, or altered, shall provide Commercial Owners with at least the same size, quality and capacity of drainage rights as existed prior to such modification, (ii) CDD shall pay for any expenses incurred in the modification, enlargement, or alteration of the Drainage Easement (either in whole or in part) in compliance with all governmental permits, approvals, and requirements, (iii) there shall be no interruption with Commercial Owners' conveyance of stormwater drainage from the Commercial Parcels , and (iv) CDD shall deliver to Commercial Owners an amendment to this Agreement together with a legal description for the Drainage Easement area(s) to be granted to Commercial Owners and those portions of the existing Drainage Easement Area (or portions thereof) to be released by Commercial Owners. After execution of such amendment the rights of Commercial Owners shall automatically extend and fully apply to such easement area to the same extent as they applied prior to the modification of the Drainage Easement Area (or applicable portions thereof), and subject to all of the conditions being satisfied, the rights of Commercial Owners as to those portions being released from the Drainage Easement shall be released and immediately revert to the CDD, its successors and assigns

4. **Repair and Maintenance**. CDD shall maintain the Pond in with the Permit and all applicable laws governing the Pond and the CDD.

5. **Cost Share**. In consideration of the Drainage Easement, each of the Commercial Owners hereby agreed to pay a portion of the actual costs incurred by CDD to operate, maintain, repair and replace the Drainage Facilities ("**Pond O&M**"). The Elevation Parcel shall be allocated 15% of the Pond O&M and the Cornerstone Parcel shall be allocated 41% of the Pond O&M. At the expiration of each CDD's fiscal year, the CDD shall deliver an invoice to each Commercial Parcel setting for their respective Cost Share ("**CDD Invoice**"). Each Commercial Owner shall pay the Cost Share within thirty (30) days after receipt of the CDD Invoice and the CDD shall have a lien against each Commercial Parcel to secure amounts due under this Section. Upon the sale of any portion of the Commercial Parcels, the pro rata share of any sold property in which the acreage changes will be adjusted such that each owner of any portion of the Commercial Parcels will be responsible for its pro rata share of the Shared Costs. Alternatively, the owner of the Commercial Parcels may assign a different percentage, or no percentage, of the Shared Costs to a

particular portion of its parcel by recording a supplement to this Agreement in the Official Records assigning such share.

6. **Obligations.** Any rights granted hereunder shall be exercised only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. Commercial Owners shall not knowingly discharge into or within the Drainage Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits.

7. **Beneficiaries of Easement Rights/Binding Effect**. The easements set forth in this Agreement shall be easements appurtenant to the Drainage Easement Area for the benefit and use of the Commercial Owners, and their respective successors and assigns and each of their, agents, employees, consultants, representatives, contractors (and their subcontractors, employees and materialmen), and shall be binding upon the Drainage Easement Area and shall be a covenant running with title to the Drainage Easement Area. The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Drainage Easement Area for the purpose expressly set forth in Section 2 above.

8. **Limitation on CDD Obligations**. Nothing herein shall cause or be construed as a waiver of the CDD's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. **Amendments and Waivers.** This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties and recorded in the Public Records of St Johns County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

12. **Notices.** All notices, demands, requests and other communications required or permitted hereunder must be in writing and will be deemed to have been duly given (a) upon the date thereof if delivered personally, or by email provided that a duplicate copy is promptly mailed by U.S. Mail, certified, return receipt requested, or (b) upon the date following the date thereof if delivered by overnight courier which provides a receipt, such as Federal Express. In each case, the notice, demand, request or other communication required or permitted must have adequate postage prepaid and be addressed to the appropriate Party and marked to a particular individual's

attention as hereinafter provided. The notice will be effective upon being so deposited, and the time period in which a response to any notice must be given or any action taken with respect thereto will commence to run from the date of receipt of the notice by the addressee thereof. Rejection or other refusal by the addressee to accept or the inability of the United States Postal Service or air courier service to deliver because of a changed address of which no notice was given will be deemed to be the receipt of the notice sent as of the business day following deposit. If any Party to this Agreement changes their address, that Party must notify the other Party(ies) of such change by notice delivered in accordance with this paragraph. The initial addresses of the Parties will be as set forth below:

Elevation:

Elevation Pointe, LLC
189 S. Orange Ave., Suite 1550
Orlando, FL 32801
Attn: Owais Khanani

With a copy to:
GREENSPOON MARDER, LLP
Attn: Michael Candiotti
201 E. Pine Street, Suite 500
Orlando, FL 32801
Michael.candiotti@gmlaw.com

Cornerstone:

CORNERSTONE COLLARD AUGUSTINE, LLC
2100 Hollywood Boulevard
Hollywood, Florida 33020
Attention: Jorge Lopez
Email: Jorge.Lopez@cornerstonegrp.com

With a copy to:
Fishback Dominick, LLP
1947 Lee Road
Winter Park, Florida 32789
Attention: Paul "JJ" Johnson, Esq.
Email: JJ@Fishbacklaw.com

CDD:

Elevation Pointe Community Development District
c/o Governmental Management Services Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801
Attn: Jeremy LeBrun, District Manager
Email: jlebrun@gmscfl.com

With Copy to:

Kutak Rock, LLP
107 W. College Avenue

Tallahassee, Florida 32301
Attn: Jonathan T. Johnson, District Counsel
Jonathan.Johnson@KutakRock.com

Any Party to this Agreement may change its address for notification purposes from time to time by written notice forwarded in accordance herewith. Upon the sale of any portion of the Commercial Parcels, the new owner will provide written notice to CDD of its contact information. In the event such notice is not given, CDD is entitled to rely on the address as set forth in the County property appraiser website.

13. **Use of Easement Area.** It is acknowledged and agreed that the easement granted under this Agreement is not an exclusive easement and that CDD shall have the right to use and enjoy the Drainage Easement Area in any manner that does not impair the functioning of the Drainage Facilities and is not inconsistent with the easement rights created herein.

14. **Attorneys' Fees.** Should any action be brought arising out of this Agreement, including, without limitation, any action for declaratory or injunctive relief, or any action for the enforcement hereof, the predominantly prevailing party shall be entitled to reasonable attorneys' fees and costs and expenses of investigation, all as actually incurred, including, without limitation, attorneys' fees, costs, and expenses of investigation incurred before, during or after trial or in any appellate proceedings or in any action or participation in, or in connection with, any case or proceeding under the United States Bankruptcy Code, or any successor statutes. Any judgment or decree rendered in any such actions or proceedings shall include the award of attorneys' fees, costs, and expenses, as just described. The terms of this section shall survive the termination of this Agreement.

15. **Miscellaneous.** This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the United States of America and the State of Florida. Venue for any proceeding brought hereunder shall be St Johns County, Florida. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render the Parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be

binding upon and inure to the benefit of the Parties, and their respective successors and assigns. The rights, privileges and easements granted and conveyed hereunder shall be a burden upon the Drainage Easement Area and exist for the benefit of and shall run with title to the applicable property.

[THE BALANCE OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF the Parties have caused this Drainage Easement Agreement to be executed on the day and year first above written.

WITNESSES:

Maria Sanchez

Print Name: Maria Sanchez
Address: 2930 Fieldwood Cir
St. Cloud, FL 34772

Print Name: LOUBNA KABOUNE
Address: 7264 Hawksmeyt Blvd
Orlando FL 32835

ELEVATION POINTE, LLC
a Florida limited liability company

By:
Name: Ouais Khanani
Title: manager

STATE OF Florida
COUNTY OF Orange

I hereby certify that the foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization this 12 day of July, 2024, by Ouais Khanani as manager of Elevation Pointe LLC, a _____, who executed the foregoing instrument on behalf of said entity for the purposes therein expressed. He personally appeared before me and is either (✓) personally known to me or (__) has produced _____ as identification.

Affix Notary Stamp/Seal Below:

TAMY SMALL
Notary Public - State of Florida
Commission # HH 283110
My Comm. Expires Jun 30, 2026
Bonded through National Notary Assn.

NOTARY PUBLIC – signature above
Printed Name: Tamy C. Small
Commission Number: HH 283110
Commission Expiration: 6/30/26

WITNESSES:

Print Name: Leon Wolfe
Address: 2100 Hollywood Blvd.
Hollywood, Florida 33020

Print Name: Mark Martinez
Address: 6700 SW 74 Street
Miami, FL 33143

CORNERSTONE COLLARD AUGUSTINE, LLC a Florida limited liability company

By: Cornerstone Augustine Manager, LLC, a Florida limited liability company, its Manager

By: _____
Jorge Lopez, as Manager

STATE OF FLORIDA
COUNTY OF Miami Dade

I hereby certify that the foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization this 11 day of July 2024, by Jorge Lopez, as manager of Cornerstone Augustine Manager, LLC, the manager of Cornerstone Collard Augustine, LLC, who executed the foregoing instrument on behalf of said entity for the purposes therein expressed. S/He personally appeared before me and is either (✓) personally known to me or (__) has produced _____ as identification.

Affix Notary Stamp/Seal Below:

JACQUELINE SILVA
Notary Public - State of Florida
Commission # HH 263548
My Comm. Expires May 11, 2026
Bonded through National Notary Assn.

NOTARY PUBLIC – signature above
Printed Name: Jacqueline Silva
Commission Number: HH 263548
Commission Expiration: 5/11/26

EXHIBIT "A"

ELEVATION PROPERTY

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1152, PAGE 882, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A NAIL AND DISK IDENTIFIED AS "LB #6824", SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT OF WAY OF COUNTY ROAD S-208 (FORMERLY STATE ROAD NO. S-208) WITH THE WEST LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 73°58'58" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 599.96 FEET; THENCE NORTH 01°08'35" WEST, DEPARTING SAID CENTERLINE, A DISTANCE OF 52.33 FEET TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE EASTERLY LINE OF GREY HAWK ESTATES AS RECORDED IN MAP BOOK 72, PAGE 93 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°08'35" WEST, ALONG THE EASTERLY LINE OF SAID GREY HAWK ESTATES, A DISTANCE OF 994.64 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF SAID GREY HAWKS ESTATES; THENCE SOUTH 88°51'25" WEST, ALONG THE NORTHERLY LINE OF SAID GREY HAWKS ESTATES, A DISTANCE OF 573.25 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING ON THE WESTERLY LINE OF SAID SECTION 6; THENCE NORTH 01°08'35" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY LINE OF SECTION 6, A DISTANCE OF 1,378.53 FEET; THENCE NORTH 90°00'00" EAST, DEPARTING SAID WESTERLY LINE OF SECTION 6, A DISTANCE OF 684.96 FEET; THENCE SOUTH 54°51'48" EAST, A DISTANCE OF 865.51 FEET; THENCE NORTH 45°48'02" EAST, A DISTANCE OF 745.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1839.86 FEET, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 7°20'17", AN ARC LENGTH OF 235.73 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°35'28" EAST, 235.57 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED), SOUTH 47°21'57" WEST, A DISTANCE OF 11.06 FEET; THENCE SOUTH 47°21'52"W, A DISTANCE OF 42.04 FEET; WEST, A DISTANCE OF 11.06 FEET; THENCE SOUTH 47°21'52"W, A DISTANCE OF 42.04 FEET; W, A DISTANCE OF 42.04 FEET; THENCE SOUTH 42°20'48" WEST, A DISTANCE OF 50.47 FEET; THENCE NORTH 46°58'51" WEST, A DISTANCE OF 35.29 FEET; THENCE WEST, A DISTANCE OF 50.47 FEET; THENCE NORTH 46°58'51" WEST, A DISTANCE OF 35.29 FEET; THENCE WEST, A DISTANCE OF 35.29 FEET; THENCE SOUTH 62°28'42" WEST, A DISTANCE OF 49.80 FEET; THENCE SOUTH 55°41'24" WEST, A DISTANCE 35.92 FEET; THENCE SOUTH WEST, A DISTANCE OF 49.80 FEET; THENCE SOUTH 55°41'24" WEST, A DISTANCE 35.92 FEET; THENCE SOUTH WEST, A DISTANCE 35.92 FEET; THENCE SOUTH 02°57'28" WEST, A DISTANCE OF 48.55 FEET; THENCE SOUTH 04°22'25" WEST, A DISTANCE OF 32.70 FEET; THENCE SOUTH WEST, A DISTANCE OF 48.55 FEET; THENCE SOUTH 04°22'25" WEST, A DISTANCE OF 32.70 FEET; THENCE SOUTH WEST, A DISTANCE OF 32.70 FEET; THENCE SOUTH 53°43'35" WEST, A DISTANCE OF 118.38 FEET; THENCE SOUTH 36°16'25" EAST, A DISTANCE OF 215.77 FEET; THENCE SOUTH WEST, A DISTANCE OF 118.38 FEET; THENCE SOUTH 36°16'25" EAST, A DISTANCE OF 215.77 FEET; THENCE SOUTH EAST, A DISTANCE OF 215.77 FEET; THENCE SOUTH 53°44'32" WEST, A DISTANCE OF 315.75 FEET; THENCE SOUTH 36°15'28" EAST, A DISTANCE OF 179.94 FEET; THENCE SOUTH WEST, A DISTANCE OF 315.75 FEET; THENCE SOUTH 36°15'28" EAST, A DISTANCE OF 179.94 FEET; THENCE SOUTH EAST, A DISTANCE OF 179.94 FEET; THENCE SOUTH 55°07'25" EAST, A DISTANCE OF 111.31 FEET; THENCE SOUTH 36°15'28" EAST, A DISTANCE OF 167.28 FEET; THENCE SOUTH EAST, A DISTANCE OF 111.31 FEET; THENCE SOUTH 36°15'28" EAST, A DISTANCE OF 167.28 FEET; THENCE SOUTH EAST, A DISTANCE OF 167.28 FEET; THENCE SOUTH 01°02'42" EAST, DISTANCE OF 343.67 FEET; THENCE NORTH 83°40'48" EAST, A DISTANCE OF 193.82 FEET TO A POINT ON A EAST, DISTANCE OF 343.67 FEET; THENCE NORTH 83°40'48" EAST, A DISTANCE OF 193.82 FEET TO A POINT ON A EAST, A DISTANCE OF 193.82 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 886.87 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 26°09'03", AN ARC LENGTH OF 404.78 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING , AN ARC LENGTH OF 404.78 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°43'27" EAST, 401.28 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHEASTERLY AND EAST, 401.28 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 444.97 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 49°05'37", AN ARC LENGTH OF 381.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH , AN ARC LENGTH OF 381.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°11'44" EAST, 369.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 53°44'32" EAST, A DISTANCE OF 14.11 FEET TO THE EAST, 369.71 FEET TO THE POINT

OF TANGENCY; THENCE NORTH 53°44'32" EAST, A DISTANCE OF 14.11 FEET TO THE EAST, A DISTANCE OF 14.11 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 36°15'28" WEST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WEST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 637.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 183986 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, THROUGH A DELTA ANGLE OF 01°39'47", AN ARC LENGTH OF 53.40 FEET, SAID , AN ARC LENGTH OF 53.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°05'21" WEST, 53.40 FEET TO THE POINT OF WEST, 53.40 FEET TO THE POINT OF BEGINNING. CONTAINING 518,174.12 SQUARE FEET OR 11.90 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1152, PAGE 882, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A NAIL AND DISK IDENTIFIED AS "LB #6824", SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT OF WAY OF COUNTY ROAD S-208 (FORMERLY STATE ROAD NO. S-208) WITH THE WEST LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 73°58'58" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 599.96 FEET; THENCE NORTH 01°08'35" WEST, DEPARTING SAID CENTERLINE, A DISTANCE OF 52.33 FEET TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE EASTERLY LINE OF GREY HAWK ESTATES AS RECORDED IN MAP BOOK 72, PAGE 93 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°08'35" WEST, ALONG THE EASTERLY LINE OF SAID GREY HAWK ESTATES, A DISTANCE OF 994.64 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF SAID GREY HAWKS ESTATES; THENCE SOUTH 88°51'25" WEST, ALONG THE NORTHERLY LINE OF SAID GREY HAWKS ESTATES, A DISTANCE OF 573.25 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING ON THE WESTERLY LINE OF SAID SECTION 6; THENCE NORTH 01°08'35" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY LINE OF SECTION 6, A DISTANCE OF 1,378.53 FEET; THENCE NORTH 90°00'00" EAST, DEPARTING SAID WESTERLY LINE OF SECTION 6, A DISTANCE OF 684.96 FEET; THENCE SOUTH 54°51'48" EAST, A DISTANCE OF 865.51 FEET; THENCE NORTH 45°48'02" EAST, A DISTANCE OF 745.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1839.86 FEET, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 9°00'14", AN ARC LENGTH OF 289.13 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°45'35" EAST, 288.83 FEET; THENCE SOUTH 36°15'28" EAST ALONG EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 729.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 53°44'32" WEST, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF WEST, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 14.11 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY AND HAVING A RADIUS OF 352.98 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 32°51'54", AN ARC LENGTH OF 202.47 FEET, SAID CURVE BEING , AN ARC LENGTH OF 202.47 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°18'35" WEST, 199.70 FEET TO A POINT ON A NON-TANGENT LINE; WEST, 199.70 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 31°16'39" WEST, A DISTANCE OF 48.83 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE WEST, A DISTANCE OF 48.83 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 364.97 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 8°39'59", AN ARC LENGTH OF 55.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH , AN ARC LENGTH OF 55.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°58'55" WEST, 55.15 FEET TO A POINT OF REVERSE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 966.87 FEET; WEST, 55.15 FEET TO A POINT OF REVERSE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 966.87 FEET; THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 2°01'35", AN ARC LENGTH OF 34.20 FEET, SAID , AN ARC LENGTH OF 34.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°39'43" WEST, 34.19 FEET TO A POINT ON A WEST, 34.19 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 83°19'23" EAST, A DISTANCE OF 21.38 FEET; THENCE SOUTH 57°41'24" EAST, A DISTANCE OF EAST, A DISTANCE OF 21.38 FEET; THENCE SOUTH 57°41'24" EAST, A DISTANCE OF EAST, A DISTANCE OF 19.85 FEET; THENCE SOUTH 51°33'26" EAST, A DISTANCE OF 117.08 FEET; THENCE NORTH 75°53'05" EAST, A DISTANCE OF 90.13 EAST, A DISTANCE OF 117.08 FEET; THENCE NORTH 75°53'05" EAST, A DISTANCE OF 90.13 EAST, A DISTANCE OF 90.13 FEET; THENCE SOUTH 77°22'50" EAST, A DISTANCE OF 41.42 FEET; THENCE SOUTH 12°15'51" EAST, A DISTANCE OF 61.04 FEET; EAST, A DISTANCE OF 41.42 FEET; THENCE SOUTH 12°15'51" EAST, A DISTANCE OF 61.04 FEET; EAST, A DISTANCE OF 61.04 FEET; THENCE SOUTH 09°51'47" EAST, A DISTANCE OF 154.26 FEET; THENCE SOUTH 03°32'35" WEST, A DISTANCE OF 21.53 FEET; EAST, A DISTANCE OF 154.26 FEET; THENCE SOUTH 03°32'35" WEST, A DISTANCE OF 21.53 FEET; WEST, A DISTANCE OF 21.53 FEET; THENCE SOUTH 80°07'36" WEST, A DISTANCE OF 113.35 FEET; THENCE SOUTH 09°44'42" EAST, A DISTANCE OF 306.32 FEET; WEST, A DISTANCE OF 113.35 FEET; THENCE SOUTH 09°44'42" EAST, A DISTANCE OF 306.32 FEET; EAST, A DISTANCE OF 306.32 FEET; THENCE SOUTH 32°30'52" WEST, A DISTANCE OF 188.40 FEET; THENCE SOUTH 36°15'30" EAST, A DISTANCE OF 341.34 FEET; WEST, A DISTANCE OF 188.40 FEET; THENCE SOUTH 36°15'30" EAST, A DISTANCE OF 341.34 FEET; EAST, A DISTANCE OF 341.34 FEET; THENCE NORTH 59°04'26" EAST, A DISTANCE OF 105.91 FEET; THENCE NORTH 09°26'20" WEST, A DISTANCE OF 32.36 FEET; EAST, A DISTANCE OF 105.91 FEET; THENCE NORTH 09°26'20" WEST, A DISTANCE OF 32.36 FEET; WEST, A DISTANCE OF 32.36 FEET; THENCE NORTH 53°43'55" EAST, A DISTANCE OF 549.29 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. EAST, A DISTANCE OF 549.29 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16; THENCE NORTH 36°15'28" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 1175.22 FEET TO THE POINT OF BEGINNING. CONTAINING 484,889.48 SQUARE FEET OR 11.13 ACRES, MORE OR LESS.

LESS AND EXCEPT THE CORNERSTONE PROPERTY SET FORTH ON EXHIBIT "B" AND THE POND PARCEL SET FORTH ON EXHBIIT "C"

EXHIBIT "B"
CORNERSTONE PROPERTY

COMMERCIAL PARCEL A:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 5278, PAGE 1100, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, COMMENCE AT NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, POINT BEING A 4"X4" CONCRETE MONUMENT-"MOODY"; THENCE N89°05'38"E, ALONG THE NORTH LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 786.41 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16 (A 200.00 FOOT RIGHT OF WAY); THENCE S56°01'39"E, DEPARTING THE SAID NORTH LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16 (A 200.00 FOOT RIGHT OF WAY), A DISTANCE OF 1073.87 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1839.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 581.44 FEET THROUGH A DELTA ANGLE OF 18°06'25", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S46°58'27"E, 579.02 FEET TO THE POINT OF BEGINNING;

THENCE S47°21'57"W, DEPARTING THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROAD 16, A DISTANCE OF 11.06 FEET; THENCE S47°21'52"W, A DISTANCE OF 42.04 FEET; THENCE S42°20'48"W, A DISTANCE OF 50.47 FEET; THENCE N46°58'51"W, A DISTANCE OF 35.29 FEET; THENCE S62°28'42"W, A DISTANCE OF 49.80 FEET; THENCE S55°41'24"W, A DISTANCE OF 35.92 FEET; THENCE S2°57'28"W, A DISTANCE OF 48.55 FEET; THENCE S4°22'25"W, A DISTANCE OF 32.70 FEET; THENCE S53°43'35"W, A DISTANCE OF 118.38 FEET; THENCE S36°16'25"E, A DISTANCE OF 215.77 FEET; THENCE S53°44'32"W, A DISTANCE OF 315.75 FEET; THENCE S36°15'28"E, A DISTANCE OF 179.94 FEET; THENCE S55°07'25"E, A DISTANCE OF 111.31 FEET; THENCE S36°15'28"E, A DISTANCE OF 137.53 FEET; THENCE N53°44'32"E, A DISTANCE OF 69.77 FEET; THENCE N75°30'44"E, A DISTANCE OF 57.22 FEET; THENCE S82°43'05"E, A DISTANCE OF 228.03 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 887.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 9.32 FEET, THROUGH A DELTA ANGLE OF 0°36'08", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N4°57'07"E, 9.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 445.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 381.28 FEET, THROUGH A DELTA ANGLE OF 49°05'28", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N29°11'48"E, 369.72 FEET TO THE POINT OF TANGENCY; THENCE N53°44'32"E, A DISTANCE OF 14.11 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16; THENCE N36°15'28"W, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16, A DISTANCE OF 637.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1839.86 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 53.40 FEET, THROUGH A DELTA ANGLE OF 1°39'47", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N37°05'21"W, 53.40 FEET TO THE POINT OF BEGINNING.

COMMERCIAL PARCEL B:

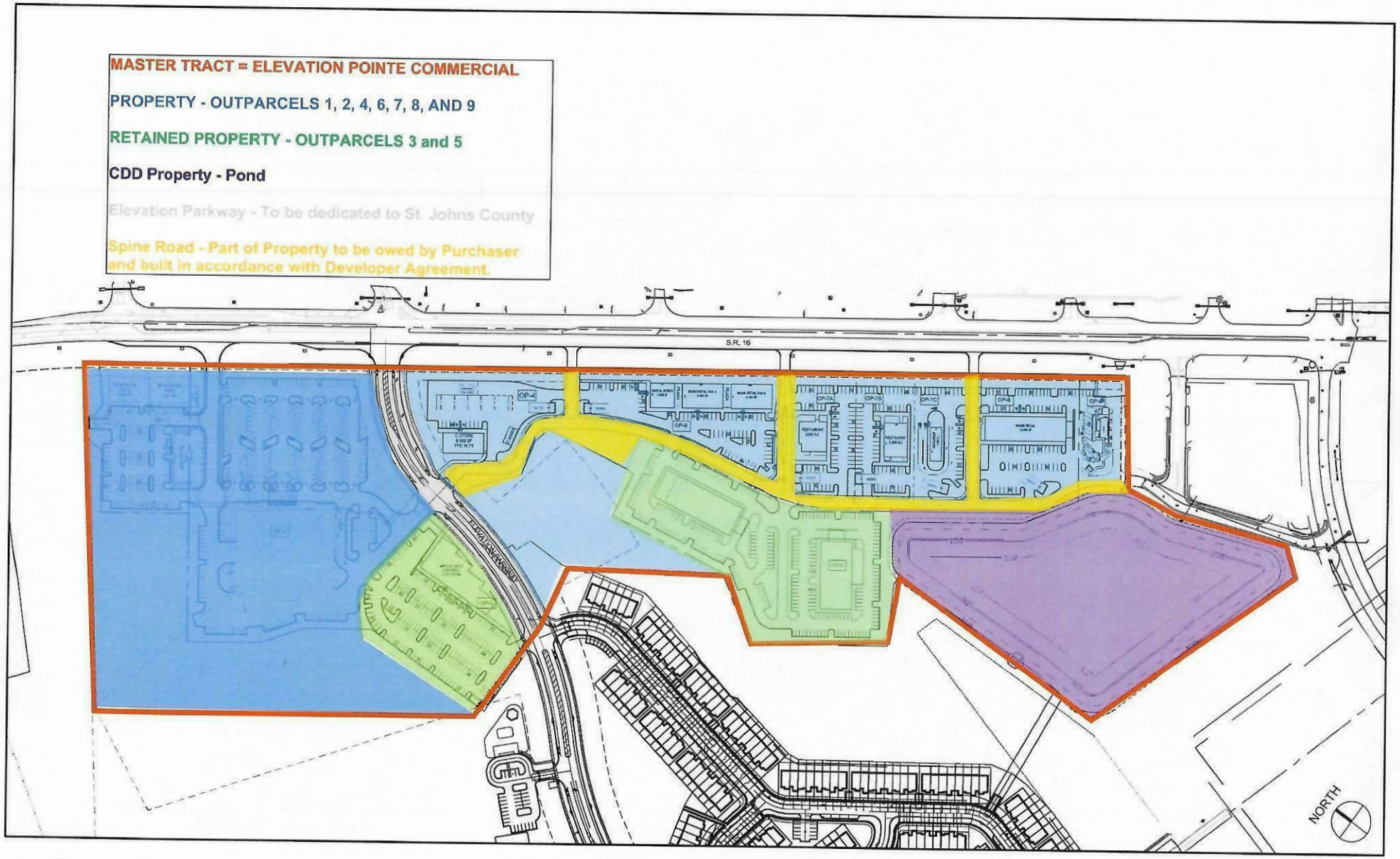
A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 5278, PAGE 1100, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, COMMENCE AT NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, POINT BEING A 4"X4" CONCRETE MONUMENT-"MOODY"; THENCE N89°05'38"E, ALONG THE NORTH LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 786.41 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16 (A 200.00 FOOT RIGHT OF WAY); THENCE S56°01'39"E, DEPARTING THE SAID NORTH LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16 (A 200.00 FOOT RIGHT OF WAY), A DISTANCE OF 1073.87 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1839.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 581.44 FEET THROUGH A DELTA ANGLE OF 18°06'25", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S46°58'27"E, 729.76 FEET TO THE POINT OF BEGINNING;

THENCE S53°44'32"W, DEPARTING THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROAD 16, A DISTANCE OF 14.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 353.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 202.47 FEET, THROUGH A DELTA ANGLE OF 32°51'46", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S37°18'39'W, 199.70 FEET; THENCE S31°16'39'W, A DISTANCE OF 48.87 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 365.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 55.17 FEET, THROUGH A DELTA ANGLE OF 8°39'38", SAID CURVE BEING SUBYENDED BY A CHORD BEARING AND DISTANCE OF S8°58'53"W, 55.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 967.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 47.51 FEET, THROUGH A DELTA ANGLE OF 2°48'54", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S6°.3'31"W, 47.50 FEET; THENCE S82°32'03"E. A DISTANCE OF 15.00 FEET; THENCE S57°41'24'E, A DISTANCE OF 19.05 FEET; THENCE S51°33'26"E, A DISTANCE OF 62.50 FEET; THENCE S30°53'52"E, A DISTANCE OF 55.68 FEET; THENCE N72°44'33"E, A DISTANCE OF 45.15 FEET; THENCE N83°13'03"E, A DISTANCE OF 65.26 FEET; THENCE S86°25'46"E, A DISTANCE OF 47.41 FEET; THENCE S2°50'29"W, A DISTANCE OF 41.70 FEET; THENCE S6°13'59'W, A DISTANCE OF 46.73 FEET; THENCE S19°14'39"W, A DISTANCE OF 43.32 FEET; THENCE S59°55'10"E, A DISTANCE OF 39.09 FEET; THENCE S3°01'22"W, A DISTANCE OF 38.40 FEET; THENCE S4°03'52"W, A DISTANCE OF 29.76 FEET; THENCE N80°07'36"E, A DISTANCE OF 25.62 FEET; THENCE S9°52'24"E, A DISTANCE OF 28.01 FEET; THENCE N80°07'12"E, A DISTANCE OF 84.40 FEET; THENCE S19°18'47"E, A DISTANCE OF 22.31 FEET; THENCE N80°07'36"E, A DISTANCE OF 15.50 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 686.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 82.89 FEET, THROUGH A DELTA ANGLE OF 6°55'06', SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S13°19'20"E, 82.84 FEET TO THE POINT OF TANGENCY; THENCE S9°51'47"E, A DISTANCE OF 184.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 313.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF

SAID CURVE AN ARC LENGTH OF 144.42 FEET, THROUGH A DELTA ANGLE OF 26°23'40", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S23°03'37"E, 143.15 FEET TO THE POINT OF TANGENCY; THENCE S36°15'28"E, A DISTANCE OF 513.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 113.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 75.19 FEET, THROUGH A DELTA ANGLE OF 37°57'20", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S55°14'08"E, 73.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 186.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 123.15 FEET, THROUGH A DELTA ANGLE OF 37°49'57", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S55°17'49"E, 120.92 FEET TO THE POINT OF TANGENCY; THENCE S36°22'50"E, A DISTANCE OF 48.33 FEET; THENCE N53°36'42"E, A DISTANCE OF 268.29 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY OF STATE ROAD 16; THENCE N36°15'28"W, ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE ROAD 16, A DISTANCE OF 1778.35 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C"
POND PARCEL



ELEVATION DEVELOPMENT

ELEVATION POINTE DEVELOPMENT

SCALE: 1" = 100'-0"

api(+) project no. 2022.025.00 MARCH 14, 2022

api(+)
2709 Rocky Point Dr. 201 Tampa, Florida 33607 USA
T 813 + 281 9299
F 813 + 281 9292
License No AAC001935 apiplus.com

SECTION XII

SECTION A

SECTION 1

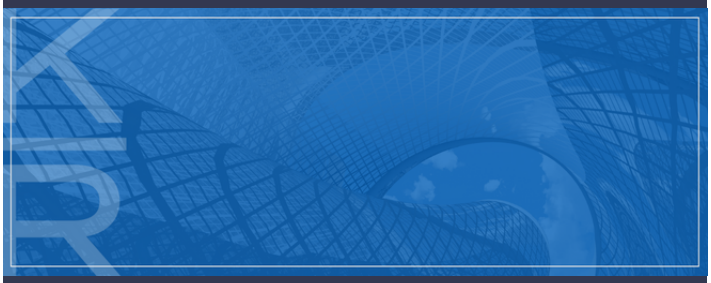
From: **Stacie Vanderbilt** svanderbilt@gmscfl.com
Subject: Fwd: Ethics Training 2024
Date: April 19, 2024 at 8:18 PM
To:

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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Michelle Rigoni
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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 3

KUTAKROCK

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

MEMORANDUM

TO: DISTRICT MANAGERS

FROM: KUTAK ROCK LLP - TALLAHASSEE

DATE: MAY 17, 2024

RE: RECENTLY ENACTED 2024 LEGISLATION

HB 7013—the 2024 special districts omnibus bill—has been signed by Governor DeSantis. As a result, special districts have new requirements and deadlines spelled out in statute.

Among other things the bill:

- Requires all special districts to adopt goals and objectives along with performance measures and standards to determine if a district has met its goals and objectives; **this must be done by October 1, 2024.** We encourage District Managers to prepare standardized draft goals and objectives to be adopted by district boards. Although some district boards may wish to establish more detailed goals and objectives specifically tailored to the activities of their particular district, the majority may wish to adopt standardized goals and objectives that are germane to special districts. Kutak Rock would like to review proposed goals and objectives prior to presentation to district boards.

    - Each subsequent year, an annual report must be prepared describing the goals and objectives achieved or failed to be achieved by the district, as well as the performance measures and standards used by the district to make this determination. The annual report must be posted on the district's website by December 1. **The first of these annual reports is due December 1, 2025.**

- Beginning with the 2024 elections, establishes a term limit of 12 years for members of a ***popularly elected*** body governing an independent special district, unless the district's charter provides for more restrictive terms of office. The term limits **do not apply** to community development districts created under Chapter 190, F.S., or an independent special district created pursuant to a special act that provides that "any amendment to chapter 190 to grant additional powers constitutes a power of that district."

- Allows the Department of Commerce to declare certain independent special districts (**excluding community development districts**) and community redevelopment districts

inactive if they report no revenue, expenditures, or debt for five consecutive years beginning no earlier than Oct. 1, 2018.

- States that independent special district boundaries shall only be changed by general law or special act. This language **does not apply** to a community development district established pursuant to Chapter 190, F.S.

SECTION C

SECTION 1

Memorandum

To: Board of Supervisors

From: District Management

Date: September 27, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Elevation Pointe Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

Elevation Pointe Community Development District

District Manager:_____ Date:_____

Print Name:_____

Elevation Pointe Community Development District

SECTION 2

Elevation Pointe

Community Development District

Unaudited Financial Reporting

August 31, 2024

Table of Contents

Elevation Pointe

Community Development District

Combined Balance Sheet

August 31, 2024

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Operating Account	$ 4,739	$ -	$ -	$ 4,739
Due from Capital	$ -	$ -	$ -	$ -
Due from Developer	$ 26,377	$ -	$ -	$ 26,377
Prepaid	$ 2,357	$ -	$ -	$ 2,357
Investments:				
Series 2022				
Reserve A1	$ -	$ 274,920	$ -	$ 274,920
Reserve A2	$ -	$ 259,820	$ -	$ 259,820
Revenue	$ -	$ 43,429	$ -	$ 43,429
Construction	$ -	$ -	$ 744,399	$ 744,399
Total Assets	**$ 33,473**	**$ 578,169**	**$ 744,399**	**$ 1,356,041**
Liabilities:				
Accounts Payable	$ 22,784	$ -	$ -	$ 22,784
Retainage Payable	$ -	$ -	$ 185,540	$ 185,540
Total Liabilites	**$ 22,784**	**$ -**	**$ 185,540**	**$ 208,324**
Fund Balance:				
Restricted For:				
Debt Service - Series 2022	$ -	$ 578,169	$ -	$ 578,169
Capital Projects - Series 2022	$ -	$ -	$ 558,859	$ 558,859
Unassigned	$ 8,332	$ -	$ -	$ 8,332
Total Fund Balances	**$ 10,689**	**$ 578,169**	**$ 558,859**	**$ 1,147,717**
Total Liabilities & Fund Balance	$ 33,473	$ 578,169	$ 744,399	$ 1,356,041

Elevation Pointe

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Amended Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Assessment - Direct	$ -	$ -	$ -	$ -
Developer Contributions	$ 338,877	$ 60,733	$ 60,733	$ -
Boundary Amendment Contribution	$ -	$ -	$ 5,098	$ 5,098
Total Revenues	**$ 338,877**	**$ 60,733**	**$ 65,831**	**$ 5,098**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 11,000	$ -	$ 11,000
FICA Expense	$ 918	$ 842	$ -	$ 842
Engineering	$ 12,000	$ 11,000	$ -	$ 11,000
Attorney	$ 25,000	$ 22,917	$ 6,429	$ 16,488
Annual Audit	$ 5,200	$ 5,200	$ 5,200	$ -
Assessment Administration	$ 5,000	$ -	$ -	$ -
Arbitrage	$ 450	$ 900	$ 900	$ -
Dissemination	$ 5,000	$ 4,583	$ 4,167	$ 417
Trustee Fees	$ 5,000	$ 1,684	$ 1,684	$ -
Management Fees	$ 38,955	$ 35,709	$ 32,463	$ 3,246
Information Technology	$ 1,325	$ 1,215	$ 1,104	$ 110
Website Maintenance	$ 928	$ 850	$ 773	$ 77
Telephone	$ 100	$ 92	$ -	$ 92
Postage	$ 1,000	$ 917	$ 27	$ 890
Printing & Binding	$ 1,000	$ 917	$ 64	$ 852
Insurance	$ 6,181	$ 6,181	$ 5,590	$ 591
Legal Advertising	$ 8,000	$ 7,333	$ 415	$ 6,919
Other Current Charges	$ 1,000	$ 917	$ 433	$ 484
Office Supplies	$ 625	$ 573	$ 1	$ 572
Boundary Amendment	$ -	$ -	$ 4,941	$ (4,941)
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 129,857**	**$ 113,003**	**$ 64,364**	**$ 48,639**
Operation and Maintenance				
Field Expenses				
Property Insurance	$ 5,000	$ 4,583	$ -	$ 4,583
Field Management	$ 15,000	$ 13,750	$ -	$ 13,750
Landscape Maintenance	$ 75,000	$ 68,750	$ -	$ 68,750
Landscape Replacement	$ 2,500	$ 2,292	$ -	$ 2,292
Lake Maintenance	$ 12,000	$ 11,000	$ -	$ 11,000
Wetland Mitigation/Maintenance	$ 6,000	$ 5,500	$ -	$ 5,500
Streetlights	$ 9,000	$ 8,250	$ -	$ 8,250
Electric	$ 2,500	$ 2,292	$ -	$ 2,292
Water & Sewer	$ 2,400	$ 2,200	$ -	$ 2,200
Sidewalk & Asphalt Maintenance	$ 500	$ 458	$ -	$ 458
Irrigation Repairs	$ 2,500	$ 2,292	$ -	$ 2,292
General Repairs & Maintenance	$ 5,000	$ 4,583	$ -	$ 4,583
Contingency	$ 7,500	$ 6,875	$ -	$ 6,875
Subtotal	$ 144,900	$ 132,825	$ -	$ 132,825

Elevation Pointe

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Amended Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Amenity Expenses				
Amenity - Electric	$ 7,500	$ 6,875	$ -	$ 6,875
Amenity - Water	$ 1,500	$ 1,375	$ -	$ 1,375
Internet	$ 900	$ 825	$ -	$ 825
Pest Control	$ 720	$ 660	$ -	$ 660
Janitorial Services	$ 5,000	$ 4,583	$ -	$ 4,583
Security Services	$ 5,000	$ 4,583	$ -	$ 4,583
Pool Mainteance	$ 10,000	$ 9,167	$ -	$ 9,167
Amenity Repairs & Maintenance	$ 1,000	$ 917	$ -	$ 917
Contingency	$ 7,500	$ 6,875	$ -	$ 6,875
Subtotal	$ 39,120	$ 35,860	$ -	$ 35,860
Total O&M Expenses:	**$ 184,020**	**$ 168,685**	**$ -**	**$ 168,685**
Total Expenditures	**$ 313,877**	**$ 281,688**	**$ 64,364**	**$ 217,324**
Other Financing Sources/Uses:				
Capital Reserves - Amenity	$ 10,000	$ -	$ -	$ -
Capital Reserves - Roadways	$ 15,000	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ 25,000**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 0		$ 1,467	
Fund Balance - Beginning	$ -		$ 9,222	
Fund Balance - Ending	$ 0		$ 10,689	

Elevation Pointe

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Assessments - Direct A1	$ 274,920	$ 173,200	$ 173,200	$ -
Assessments - Direct A2	$ 259,820	$ 129,910	$ 129,910	$ -
Interest	$ -	$ -	$ 25,396	$ 25,396
Total Revenues	**$ 534,740**	**$ 303,110**	**$ 328,506**	**$ 25,396**
Expenditures:				
Series 2022 A-1				
Interest - 11/1	$ 97,785	$ 97,785	$ 97,785	$ -
Principal - 5/1	$ 80,000	$ 80,000	$ 80,000	$ -
Interest - 5/1	$ 97,785	$ 97,785	$ 97,785	$ -
Series 2022 A2				
Interest - 11/1	$ 129,910	$ 129,910	$ 129,910	$ -
Interest - 5/1	$ 129,910	$ 129,910	$ 129,910	$ -
Total Expenditures	**$ 535,390**	**$ 535,390**	**$ 535,390**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (650)	$ (232,280)	$ (206,884)	$ 25,396
Fund Balance - Beginning	$ 250,900		$ 785,053	
Fund Balance - Ending	$ 250,250		$ 578,169	

Elevation Pointe

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
Revenues:				
Interest	$ -	$ -	$ 36,027	$ 36,027
Total Revenues	**$ -**	**$ -**	**$ 36,027**	**$ 36,027**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 191,440	$ (191,440)
Capital Outlay - Cost of Issuance	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ 191,440**	**$ (191,440)**
Other Financing Sources:				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	$ -	$ -	$ -	$ -
Excess Revenues (Expenditures)	$ -		$ (155,413)	
Fund Balance - Beginning	$ -		$ 714,272	
Fund Balance - Ending	$ -		$ 558,859	

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	$ -	$ -	$ -	$ 9,740	$ -	$ 23,080	$ -	$ -	$ 60,733
Boundary Amendment Contribution	$ -	$ -	$ 372	$ 708	$ -	$ -	$ -	$ 721	$ -	$ 3,297	$ -	$ -	$ 5,098
Total Revenues	**$ 15,075**	**$ -**	**$ 5,017**	**$ 8,901**	**$ -**	**$ -**	**$ -**	**$ 10,461**	**$ -**	**$ 26,377**	**$ -**	**$ -**	**$ 65,831**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 789	$ 474	$ 193	$ 1,822	$ 609	$ -	$ 1,334	$ 538	$ 672	$ -	$ -	$ -	$ 6,429
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,200	$ -	$ -	$ -	$ 5,200
Assessment Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ 450	$ -	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ 900
Dissemination	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ -	$ -	$ 4,167
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,684	$ -	$ -	$ -	$ -	$ 1,684
Management Fees	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ 3,246	$ -	$ -	$ 32,463
Information Technology	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ 110	$ -	$ -	$ 1,104
Website Maintenance	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ -	$ -	$ 773
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 2	$ -	$ 18	$ -	$ 1	$ -	$ -	$ 2	$ 2	$ 2	$ -	$ -	$ 27
Insurance	$ 5,590	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,590
Printing & Binding	$ 7	$ 6	$ -	$ -	$ 14	$ 8	$ -	$ 25	$ 3	$ 2	$ -	$ -	$ 64
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 209	$ 206	$ -	$ 415
Other Current Charges	$ 38	$ 38	$ 38	$ 38	$ 40	$ 40	$ 40	$ 40	$ 40	$ 40	$ 40	$ -	$ 433
Office Supplies	$ 0	$ -	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ 0	$ -	$ -	$ 0
Boundary Amendment	$ 372	$ 708	$ -	$ 721	$ -	$ 114	$ 57	$ 1,227	$ 1,742	$ -	$ -	$ -	$ 4,941
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 11,273**	**$ 5,077**	**$ 4,099**	**$ 6,432**	**$ 4,514**	**$ 4,013**	**$ 5,731**	**$ 7,366**	**$ 11,509**	**$ 4,103**	**$ 246**	**$ -**	**$ 64,364**
Total Expenditures	**$ 11,273**	**$ 5,077**	**$ 4,099**	**$ 6,432**	**$ 4,514**	**$ 4,013**	**$ 5,731**	**$ 7,366**	**$ 11,509**	**$ 4,103**	**$ 246**	**$ -**	**$ 64,364**
Excess Revenues (Expenditures)	$ 3,802	$ (5,077)	$ 917	$ 2,470	$ (4,514)	$ (4,013)	$ (5,731)	$ 3,095	$ (11,509)	$ 22,274	$ (246)	$ -	$ 1,467

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	$ 173,199.60	$	173,199.60
	9/1/24		$ 101,720.40			
			$ 274,920.00	$ 173,199.60	$	173,199.60

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	$ 129,910.00	$	129,910.00
	9/1/24		$ 129,910.00			
			$ 259,820.00	$ 129,910.00	$	129,910.00

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)
Principal Payment - 5/1/24		($80,000)
Current Bonds Outstanding		**$4,335,000**

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 3

Elevation Pointe FKA Premium Pointe

Community Development District

Funding Request #49

7/22/24

	PAYEE	GENERAL FUND FY24	Boundary Amendment FY24
1	**Amtec**		
	Invoice # 7384-04-24 - Arbitrage	$ 450.00	
1	**Governmental Management Services**		
	Invoice # 40 - Management Fees for April 2024	$ 3,850.67	
	Invoice # 41 - Management Fees for May 2024	$ 3,877.29	
	Invoice # 42 - Management Fees for June 2024	$ 3,855.24	
	Invoice # 43 - Management Fees for July 2024	$ 3,854.19	
2	**Kutak Rock LLP**		
	Invoice # 3368570 - General Counsel for Feb 2024	$ 608.50	
	Invoice # 3382504 - Boundary Amendment for Mar 2024		$ 114.00
	Invoice # 3393104 - General Counsel for Apr 2024	$ 1,333.50	
	Invoice # 3393105 - Boundary Amendment for Apr 2024		$ 57.00
	Invoice # 3409497 - General Counsel for May 2024	$ 538.00	
	Invoice # 3409795 - Boundary Amendment for May 2024		$ 1,259.80
	Invoice # 3423903 - General Counsel for Jun 2024	$ 672.00	
	Invoice # 3423904 - Boundary Amendment for Jun 2024		$ 1,866.44
3	**US Bank**		
	Invoice # 7334154 - Trustee Fees	$ 4,040.63	
		$ 23,080.02	**$ 3,297.24**
	Total	**$ 26,377.26**	

Please make check payable to:

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

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

Client: Elevation Pointe Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice No. 7384-04-24

Date: April 26, 2024

For Professional Services:

Issue	Service	Fee
$10,395,000 Elevation Pointe Community Development District (St. Johns County, Florida), $4,490,000 Special Assessment Revenue Bonds, Series 2022A-1 and $5,905,000 Special Assessment Revenue Bonds, Series 2022A-2	Rebate Report & Opinion	$450
	Total	**$450**

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
ABA Routing Number : 211170101
AMTEC Account Number : 4776372200

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

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

Invoice

Invoice #: 40
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:

Bill To:

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

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

Total	$3,850.67
Payments/Credits	$0.00
Balance Due	$3,850.67

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

Invoice

Invoice #: 41
Invoice Date: 5/1/24
Due Date: 5/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2024		3,246.25	3,246.25
Website Administration - May 2024		77.33	77.33
Information Technology - May 2024		110.42	110.42
Dissemination Agent Services - May 2024		416.67	416.67
Office Supplies		0.15	0.15
Postage		1.87	1.87
Copies		24.60	24.60

Total	$3,877.29
Payments/Credits	$0.00
Balance Due	$3,877.29

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

Invoice

Invoice #: 42
Invoice Date: 6/1/24
Due Date: 6/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2024		3,246.25	3,246.25
Website Administration - June 2024		77.33	77.33
Information Technology - June 2024		110.42	110.42
Dissemination Agent Services - June 2024		416.67	416.67
Office Supplies		0.09	0.09
Postage		1.93	1.93
Copies		2.55	2.55

Total	$3,855.24
Payments/Credits	$0.00
Balance Due	$3,855.24

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

Invoice

Invoice #: 43
Invoice Date: 7/1/24
Due Date: 7/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - July 2024		3,246.25	3,246.25
Website Administration - July 2024		77.33	77.33
Information Technology - July 2024		110.42	110.42
Dissemination Agent Services - July 2024		416.67	416.67
Office Supplies		0.09	0.09
Postage		1.93	1.93
Copies		1.50	1.50

Total	$3,854.19
Payments/Credits	$0.00
Balance Due	$3,854.19

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

March 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. 3368570
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. 3368570
16223-1

Re: General Counsel

For Professional Legal Services Rendered

02/02/24	K. Jusevitch	0.20	38.00	Research election status; confer with Johnson
02/04/24	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts
02/10/24	J. Johnson	0.30	126.00	Review correspondence on direct material purchases and reply
02/15/24	J. Johnson	0.30	126.00	Confer with district management regarding need for meeting and district status
02/16/24	J. Johnson	0.30	126.00	Confer with Owais regarding pending matters
TOTAL HOURS		1.60		

TOTAL FOR SERVICES RENDERED		$608.50
TOTAL CURRENT AMOUNT DUE		$608.50
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
January 25, 2024	Invoice No. 3341078	192.50
February 29, 2024	Invoice No. 3355269	1,822.00
TOTAL DUE		$5,044.50

KUTAK ROCK LLP

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

Federal ID 47-0597598

April 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. 3382504
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. 3382504
16223-4

Re: 2023 Boundary Amendment

For Professional Legal Services Rendered

03/27/24	K. Jusevitch	0.20	38.00	Confer with Johnson regarding boundary amendment exhibit
03/29/24	K. Jusevitch	0.40	76.00	Review boundary amendment parcel and confer with Johnson
TOTAL HOURS		0.60		

TOTAL FOR SERVICES RENDERED		$114.00
TOTAL CURRENT AMOUNT DUE		$114.00
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
February 29, 2024	Invoice No. 3355270	721.00
TOTAL DUE		$2,336.50

KUTAK ROCK LLP

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

Federal ID 47-0597598

May 9, 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. 3393104
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. 3393104
16223-1

Re: General Counsel

For Professional Legal Services Rendered

04/06/24	R. Dugan	0.10	31.50	Prepare Fiscal Year 2025 budget documents
04/17/24	J. Johnson	0.30	126.00	Confer with Flint regarding CDD status
04/24/24	J. Johnson	0.30	126.00	Confer with Flint regarding CDD budget
04/25/24	J. Johnson	1.30	546.00	Confer with Flint regarding pending matters; research trust indenture issues; confer with Jeremy regarding resolution
04/26/24	J. Johnson	1.20	504.00	Review agenda packet and prepare for meeting; attend meeting; post meeting wrap up; confer with Flint regarding debt service payments
TOTAL HOURS		3.20		

TOTAL FOR SERVICES RENDERED	$1,333.50
TOTAL CURRENT AMOUNT DUE	$1,333.50

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
January 25, 2024	Invoice No. 3341078	192.50
February 29, 2024	Invoice No. 3355269	1,822.00
March 29, 2024	Invoice No. 3368570	608.50
TOTAL DUE		$6,378.00

KUTAK ROCK LLP

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

Federal ID 47-0597598

May 9, 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. 3393105
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. 3393105
16223-4

Re: 2023 Boundary Amendment

For Professional Legal Services Rendered

04/12/24	K. Jusevitch	0.30	57.00	Review legal description documents; confer with Johnson

TOTAL HOURS 0.30

TOTAL FOR SERVICES RENDERED $57.00

TOTAL CURRENT AMOUNT DUE $57.00

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
February 29, 2024	Invoice No. 3355270	721.00
April 29, 2024	Invoice No. 3382504	114.00

TOTAL DUE $2,393.50

KUTAK ROCK LLP

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

Federal ID 47-0597598

June 20, 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. 3409794
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. 3409794
16223-1

Re: General Counsel

For Professional Legal Services Rendered

05/08/24	J. Johnson	0.30	126.00	Confer with Flint regarding district status
05/14/24	J. Johnson	0.40	168.00	Review various correspondence and confer with Flint regarding district
05/22/24	J. Johnson	0.40	168.00	Review draft audit
05/25/24	J. Gillis	0.40	76.00	Coordinate response to auditor letter
TOTAL HOURS		1.50		

TOTAL FOR SERVICES RENDERED		$538.00
TOTAL CURRENT AMOUNT DUE		$538.00
UNPAID INVOICES:		
January 25, 2024	Invoice No. 3341078	192.50
February 29, 2024	Invoice No. 3355269	1,822.00
March 29, 2024	Invoice No. 3368570	608.50
May 9, 2024	Invoice No. 3393104	1,333.50
TOTAL DUE		$4,494.50

KUTAK ROCK LLP

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

Federal ID 47-0597598

June 20, 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. 3409795
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. 3409795
16223-4

Re: 2024 Boundary Amendment

For Professional Legal Services Rendered

05/16/24	K. Jusevitch	0.80	152.00	Update petition and exhibits; correspond with boundary amendment team and prepare draft filing correspondence
05/18/24	J. Johnson	0.30	126.00	Confer with Johnson regarding boundary amendment
05/20/24	K. Jusevitch	0.80	152.00	Update draft petition and correspond with team regarding exhibits
05/23/24	J. Johnson	0.40	168.00	Review SERC and petition
05/25/24	J. Johnson	0.30	126.00	Follow up on boundary amendment exhibits
05/28/24	K. Jusevitch	0.40	76.00	Research status of petition; confer with Avrett regarding preparation for filing
05/30/24	J. Johnson	0.30	126.00	Confer with Johnson regarding petition
05/31/24	J. Johnson	0.40	168.00	Follow up on exhibits
05/31/24	K. Jusevitch	0.70	133.00	Confer with Johnson regarding petition exhibits
TOTAL HOURS		4.40		

TOTAL FOR SERVICES RENDERED		$1,227.00
DISBURSEMENTS		
Reproduction Costs	32.80	
TOTAL DISBURSEMENTS		32.80
TOTAL CURRENT AMOUNT DUE		$1,259.80
UNPAID INVOICES:		
February 29, 2024	Invoice No. 3355270	721.00
April 29, 2024	Invoice No. 3382504	114.00
May 9, 2024	Invoice No. 3393105	57.00
TOTAL DUE		$2,151.80

KUTAK ROCK LLP

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

Federal ID 47-0597598

July 18, 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. 3423903
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. 3423903
16223-1

Re: General Counsel

For Professional Legal Services Rendered

06/17/24	J. Johnson	0.30	126.00	Confer with district management regarding meeting and agenda
06/21/24	J. Johnson	0.90	378.00	Review and follow up on easement and stormwater calculations; confer with Candiotti
06/27/24	J. Johnson	0.40	168.00	Follow up on easement
TOTAL HOURS		1.60		

TOTAL FOR SERVICES RENDERED	$672.00
TOTAL CURRENT AMOUNT DUE	$672.00

UNPAID INVOICES:

January 25, 2024	Invoice No. 3341078	192.50
February 29, 2024	Invoice No. 3355269	1,822.00
March 29, 2024	Invoice No. 3368570	608.50
May 9, 2024	Invoice No. 3393104	1,333.50
June 20, 2024	Invoice No. 3409794	538.00
TOTAL DUE		$5,166.50

KUTAK ROCK LLP

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

Federal ID 47-0597598

July 18, 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. 3423904
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. 3423904
16223-4

Re: 2024 Boundary Amendment

For Professional Legal Services Rendered

06/03/24	K. Jusevitch	0.20	38.00	Confer with Johnson regarding status of petition documents
06/04/24	K. Jusevitch	2.40	456.00	Correspond with boundary amendment team regarding exhibits; finalize petition and filing documents; confer with Johnson and Avrett
06/05/24	J. Johnson	0.40	168.00	Confer with engineering team regarding exhibits
06/05/24	K. Jusevitch	0.80	152.00	File boundary amendment petition; correspond with boundary amendment team and confer with Johnson
06/11/24	K. Jusevitch	0.30	57.00	Research status of petition review and confer with Johnson
06/21/24	J. Johnson	0.40	168.00	Follow up regarding boundary amendment documents
06/21/24	K. Jusevitch	0.20	38.00	Confer with Johnson regarding status of petition

06/24/24	K. Jusevitch	2.10	399.00	Confer with Johnson and correspond with engineer regarding staff comments; research notice, ordinance and response
06/26/24	K. Jusevitch	1.40	266.00	Research status of staff review; prepare response documents and confer with Johnson
TOTAL HOURS		8.20		

TOTAL FOR SERVICES RENDERED		$1,742.00
DISBURSEMENTS		
Freight and Postage	124.44	
TOTAL DISBURSEMENTS		124.44
TOTAL CURRENT AMOUNT DUE		$1,866.44

UNPAID INVOICES:

February 29, 2024	Invoice No. 3355270	721.00
April 29, 2024	Invoice No. 3382504	114.00
May 9, 2024	Invoice No. 3393105	57.00
June 20, 2024	Invoice No. 3409795	1,259.80
TOTAL DUE		$4,018.24

MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7334154

000001528 02 SP 106481047770146 P

Elevation Pointe
ATTN George Flint
Community Development District
6200 LEE Vista Blvd Suite 300
Orlando, FL 32822

RECEIVED
JUN 04 2024
By

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	7334154
Account Number:	234024000
Invoice Date:	05/24/2024
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Elevation Pointe
ATTN George Flint
Community Development District
6200 LEE Vista Blvd Suite 300
Orlando, FL 32822
United States

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022A-1 AND SERIES 2022A-2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022A-1 AND SERIES 2022A-2

Invoice Number:	7334154
Account Number:	234024000
Current Due:	$4,040.63
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 234024000
Invoice # 7334154
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	7334154
Invoice Date:	05/24/2024
Account Number:	234024000
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022A-1 AND SERIES 2022A-2

Accounts Included	234024000	234024001	234024002	234024003	234024004	234024005
In This Relationship:	234024006	234024007	234024008			

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	$3,750.00
Subtotal Administration Fees - In Advance 05/01/2024 - 04/30/2025				**$3,750.00**
Incidental Expenses 05/01/2024 to 04/30/2025	3,750.00	0.0775		$290.63
Subtotal Incidental Expenses				**$290.63**
TOTAL AMOUNT DUE				**$4,040.63**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

Elevation Pointe FKA Premium Pointe

Community Development District

Funding Request #50

9/20/24

	PAYEE	GENERAL FUND FY24	Boundary Amendment FY24
1	**Egis Insurance Advisors**		
	Invoice # 24437 - FY25 Insurance Renewal	$ 5,814.00	
2	**Gannett Florida LocaliQ**		
	Invoice # 0006583502 - Notice of Budget - PAID	$ 208.72	
	Invoice # 0006641439 - Notice of Budget - PAID	$ 206.00	
3	**Governmental Management Services**		
	Invoice # 44 - Management Fees for August 2024	$ 3,875.49	
	Invoice # 45 - Management Fees for September 2024	$ 3,873.48	
4	**Grau and Associates**		
	Invoice 25905 - FY23 Audit - PAID	$ 5,200.00	
5	**Kutak Rock LLP**		
	Invoice # 3437598 - General Counsel for July 2024	$ 1,092.00	
	Invoice # 3437599 - Boundary Amendment for July 2024		$ 1,722.00
		$ 20,269.69	**$ 1,722.00**
	Total	**$ 21,991.69**	

Please make check payable to:

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

INVOICE

Customer	Elevation Pointe Community Development District
Acct #	1067
Date	08/19/2024
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 5,814.00
Payment Amount	
Payment for:	Invoice#24437
100124783	

Thank You

Elevation Pointe Community Development District
c/o Government Management Services, LLC
219 E Livingston St
Orlando, FL 32801

Please detach and return with payment

Customer: Elevation Pointe Community Development District

Invoice	Effective	Transaction	Description	Amount
24437	10/01/2024	Renew policy	Policy #100124783 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/19/2024	5,814.00

Total
$ 5,814.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	**Date**
P.O. Box 748555 Atlanta, GA 30374-8555	sclimer@egisadvisors.com	08/19/2024

LocaliQ
Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
Premium Pointe Cdd,Gms		761656	1 of 1
INVOICE #	**BILLING PERIOD**	**PAYMENT DUE DATE**	
0006583502	Jul 1- Jul 31, 2024	August 20, 2024	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	$208.72	

BILLING ACCOUNT NAME AND ADDRESS

Premium Pointe Cddgms
GMS
219 E. Livingston St.
Orlando, FL 32801-1508

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
7/1/24	Balance Forward	$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/8/24-7/15/24	10357937	SAG St Augustine Record	Elevation Pointe CDD Notice BOS _ Budget		$208.72

RECEIVED
AUG 16 2024
By_____

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$208.72
Service Fee 3.99%	$8.33
*Cash/Check/ACH Discount	-$8.33
*Payment Amount by Cash/Check/ACH	$208.72
Payment Amount by Credit Card	$217.05

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Premium Pointe Cdd,Gms		761656		0006583502		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$208.72	$0.00	$0.00	$0.00	$0.00	$0.00	$208.72

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY WITH CREDIT CARD PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
	1-877-736-7612	$217.05
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244	To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com	

0000761656000000000000006583502000208726717 0

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Stacie Vanderbilt
GMS
Premium Pointe Cdd,Gms
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/08/2024, 07/15/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/15/2024

Legal Clerk

Notary, State of WI, County of Brown

8-25-26

My commission expires

Publication Cost:	$208.72	
Tax Amount:	$0.00	
Payment Cost:	$208.72	
Order No:	10357937	# of Copies:
Customer No:	761656	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Elevation Pointe Community Development District ("District") will hold a public hearing on July 26, 2024, at 9:30 a.m., at GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, 219 E. Livingston Street, Orlando, Florida 32801, Ph: 407-841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://elevationpointecdd.com.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager
Pub: July 8 & 15, 2024 AD#10357937

LocaliQ
Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
Premium Pointe Cdd,Gms		761656	1 of 1
INVOICE #	**BILLING PERIOD**	**PAYMENT DUE DATE**	
0006641439	Aug 1- Aug 31, 2024	September 20, 2024	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$414.72**	

BILLING ACCOUNT NAME AND ADDRESS

Premium Pointe Cdd,Gms
GMS
219 E Livingston ST
Orlando, FL 32801-1508

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
8/1/24	Balance Forward	$208.72

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/2/24-8/9/24	10429861	SAG St Augustine Record	PUBLIC NOTICE		$206.00

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	$414.72
Service Fee 3.99%	$16.55
*Cash/Check/ACH Discount	-$16.55
*Payment Amount by Cash/Check/ACH	$414.72
Payment Amount by Credit Card	$431.27

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Premium Pointe Cdd,Gms		761656		0006641439		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$206.00	$208.72	$0.00	$0.00	$0.00	$0.00	**$414.72**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY WITH CREDIT CARD PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7612	**$431.27**
	To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com	

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LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Stacie Vanderbilt
GMS
Premium Pointe Cdd,Gms
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Kelleyan Herron

Legal Clerk

Notary, State of WI, County of Brown

8·25·26

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ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
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George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager
Pub: July 8 & 15, 2024 AD#10357937

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

Invoice

Invoice #: 44
Invoice Date: 8/1/24
Due Date: 8/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2024		3,246.25	3,246.25
Website Administration - August 2024		77.33	77.33
Information Technology - August 2024		110.42	110.42
Dissemination Agent Services - August 2024		416.67	416.67
Office Supplies		0.09	0.09
Postage		24.73	24.73

Total	$3,875.49
Payments/Credits	$0.00
Balance Due	$3,875.49

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

Invoice

Invoice #: 45
Invoice Date: 9/1/24
Due Date: 9/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2024		3,246.25	3,246.25
Website Administration - September 2024		77.33	77.33
Information Technology - September 2024		110.42	110.42
Dissemination Agent Services - September 2024		416.67	416.67
Postage		20.86	20.86
Copies		1.95	1.95

Total	$3,873.48
Payments/Credits	$0.00
Balance Due	$3,873.48

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Elevation Pointe Community Development District
219 East Livingston Street
Orlando, FL 32801

Invoice No. *25905*
Date *06/03/2024*

SERVICE		AMOUNT
Audit FYE 09/30/2023		$ 5,200.00
	Current Amount Due	$ 5,200.00

0013105130032300
Audit FYE 09/30/2023

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
5,200.00	0.00	0.00	0.00	0.00	5,200.00

Payment due upon receipt.

KUTAK ROCK LLP

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

Federal ID 47-0597598

August 16, 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. 3437598
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. 3437598
16223-1

Re: General Counsel

For Professional Legal Services Rendered

07/08/24	K. Jusevitch	0.20	38.00	Research status of budget hearing and correspond with district manager
07/15/24	G. Lovett	0.10	25.00	Research matters relating to district rules of procedure and incorporation of new legislation
07/16/24	K. Jusevitch	0.40	76.00	Correspond with district manager and confer with Johnson regarding budget hearing
07/17/24	J. Johnson	0.30	126.00	Review correspondence and confer with Jusevitch regarding budget meeting
07/17/24	K. Jusevitch	0.30	57.00	Research status of budget hearing; confer with Johnson regarding funding documents
07/18/24	J. Johnson	0.80	336.00	Follow up regarding easement; review same; confer with Flint regarding meeting
07/28/24	J. Johnson	0.40	168.00	Review invoices provided by Flint
07/30/24	K. Jusevitch	0.40	76.00	Correspond with district manager; prepare budget hearing resolution and correspond with Johnson regarding funding documents

07/31/24	K. Jusevitch	1.00	190.00	Prepare budget hearing documents and confer with Johnson

TOTAL HOURS 3.90

TOTAL FOR SERVICES RENDERED $1,092.00

TOTAL CURRENT AMOUNT DUE $1,092.00

UNPAID INVOICES:

March 29, 2024	Invoice No. 3368570	608.50
May 9, 2024	Invoice No. 3393104	1,333.50
June 20, 2024	Invoice No. 3409794	538.00
July 18, 2024	Invoice No. 3423903	672.00

TOTAL DUE $4,244.00

KUTAK ROCK LLP

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

Federal ID 47-0597598

August 16, 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. 3437599
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. 3437599
16223-4

Re: 2024 Boundary Amendment

For Professional Legal Services Rendered

07/02/24	K. Jusevitch	0.20	38.00	Research status of staff review and confer with Johnson
07/08/24	J. Johnson	0.30	126.00	Review revised exhibits for petition
07/08/24	K. Jusevitch	0.90	171.00	Review staff comments and confer with Johnson; correspond with team; submit responses to county
07/09/24	J. Johnson	0.40	168.00	Follow up with County regarding boundary amendment petition
07/18/24	J. Johnson	0.70	294.00	Work session with Jusevitch regarding boundary amendment; review staff comments
07/18/24	K. Jusevitch	1.80	342.00	Research status of petition; confer with Johnson and correspond with staff regarding comments; prepare resolution regarding petition
07/22/24	J. Johnson	0.40	168.00	Review additional county comments and confer with Jusevitch
07/22/24	K. Jusevitch	0.40	76.00	Review staff comments, confer with Johnson, prepare and submit responses
07/26/24	K. Jusevitch	0.30	57.00	Correspond with engineering regarding staff comments

07/29/24	K. Jusevitch	0.20	38.00	Update status regarding potential hearing date
07/30/24	J. Johnson	0.40	168.00	Review updates from St. Johns County
07/30/24	K. Jusevitch	0.20	38.00	Correspond with district engineer regarding staff comment to petition
07/31/24	K. Jusevitch	0.20	38.00	Correspond with engineer regarding staff comment to petition

TOTAL HOURS 6.40

TOTAL FOR SERVICES RENDERED $1,722.00

TOTAL CURRENT AMOUNT DUE $1,722.00

UNPAID INVOICES:

April 29, 2024	Invoice No. 3382504	114.00
May 9, 2024	Invoice No. 3393105	57.00
June 20, 2024	Invoice No. 3409795	1,259.80
July 18, 2024	Invoice No. 3423904	1,866.44

TOTAL DUE $5,019.24

SECTION 4

BOARD OF SUPERVISORS MEETING DATES
ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025

The Board of Supervisors of the Elevation Pointe Community Development District will hold their regular meetings for Fiscal Year 2025 at the Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 9:30 a.m. on the Fourth Friday of the month, indicated as follows:

October 25, 2024
November 22, 2024
December 27, 2024
January 24, 2025
February 28, 2025
March 28, 2025
April 25, 2025
May 23, 2025
June 27, 2025
July 25, 2025
August 22, 2025
September 26, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801, 407-841-5524, during normal business hours, or via the District's website at https://elevationpointecdd.com.

A meeting may be continued to a date, time, and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors may participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jeremy LeBrun
Governmental Management Services – Central Florida, LLC
District Manager

SECTION 5

LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 5, 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 5, 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 <u>together entitled to one vote for that real property</u>. 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