

*Elevation Pointe
Community Development District*

Agenda

April 24, 2026

AGENDA

Elevation Pointe

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 17, 2026

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **Elevation Pointe Community Development District** will be held **Friday, April 24, 2026 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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Acceptance of Resignation of Loubna Kaboune in Seat #4
 - B. Appointment of Individual to Fulfill Board Vacancy in Seat #4 with a Term Ending November 2028
 - C. Administration of Oath of Office to Newly Appointed Board Member
 - D. Consideration of Resolution 2026-04 Electing an Assistant Secretary
4. Approval of Minutes of October 24, 2025 Board of Supervisors Meeting
5. Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
6. Consideration of Resolution 2026-06 Setting a Public Hearing on Amended and Restated Rules of Procedure
7. Consideration of Resolution 2026-07 Appointing an Assistant Treasurer
8. Ratification of Series 2022 Requisitions #154-155
9. Appointment of Audit Committee and Chairman
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Consideration of Funding Requests #55-56
 - iii. Designation of **November 20, 2026 at 3:00 PM** as Landowners' Meeting Date
11. Other Business
12. Supervisors Requests
13. Next Meeting Date – May 22, 2026
14. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. 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

Enclosures

**BOARD OF SUPERVISORS
MEETING**

SECTION III

SECTION A

From: Loubna Kaboune lkaboune@gmail.com
Subject: Re: Elevation Pointe CDD & Preston Cove CDD Resignation Information
Date: February 5, 2026 at 7:53 PM
To: Syanne Hall shall@gmscfl.com
Cc: Jeremy LeBrun jlebrun@gmscfl.com, mj@elevationdev.com

Good afternoon,

I hereby resign from the Elevation Pointe CDD effective immediately.

I also hereby resign from the Preston Cove CDD effective immediately.

Thank you for the opportunity to serve on both boards. I appreciate the experience and support during my time, and I will complete the required Form 1F for Elevation Pointe CDD as instructed.

Please let me know if you need anything further from me.

Loubna
+14073357914

SECTION D

RESOLUTION 2026-04

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

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

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

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

PASSED AND ADOPTED this 24th day of April, 2026.

ATTEST:

**ELEVATION POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION IV

**MINUTES OF MEETING
ELEVATION POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Elevation Pointe Community Development District was held Friday, **October 24, 2025** at 9:36 a.m. at the Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum:

Owais Khanani	Chairman
Paul Roth	Appointed as Vice Chairman
Maria Sanchez (MJ)	Assistant Secretary
Loubna Kaboune	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Jonathan Johnson <i>by phone</i>	District Counsel, Kutak Rock
Brian Dietsch <i>by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. Three Supervisors were present, constituting a quorum. He noted that Supervisor Loubna Kaboune was sworn in prior to this meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Maria Rust in Seat #3

Mr. LeBrun presented the resignation of Maria Rust to the Board of Supervisors.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, Accepting the Resignation of Maria Rust, was approved.
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B. Appointment of Individual to Fulfill Board Vacancy in Seat #3 with a Term Ending November 2026

Mr. LeBrun asked for nominations to fill the vacancy in Seat #3. Mr. Paul Roth was nominated.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez with all in favor, Appointing Paul Roth to Fill the Board Vacancy in Seat #3, was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Mr. LeBrun administered the oath of office to Paul Roth.

D. Consideration of Resolution 2026-01 Electing Officers

Mr. LeBrun presented Resolution 2026-01. The Board consensus was to elect Supervisor Paul Roth as Vice Chairman and all other Supervisors will stay the same.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, Resolution 2026-01 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of August 22, 2025 Board of Supervisors Meeting

Mr. LeBrun presented the minutes of the August 22, 2025, Board of Supervisors meeting. He asked for any comments or corrections to the minutes. The Board had no changes.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, the Minutes of August 22, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Amending Resolutions 2024-08 and 2025-07

Mr. LeBrun stated counsel created this resolution which amends the assessment resolution. He explained that this resolution is changing the O&M assessments that are directly collected. He noted they are based on actual expenditures. Mr. Johnson noted that payment will only be expected on an as-incurred, as-expended basis.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, Resolution 2026-02 Amending Resolutions 2024-08 and 2025-07, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Amending the Fiscal Year 2025 Budget

Mr. LeBrun presented and explained Resolution 2026-03 amending the Fiscal Year 2025 budget.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, Resolution 2026-03 Amending the Fiscal Year 2025 Budget, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2022 Requisitions #152-153

Mr. LeBrun stated Series 2022 Requisitions #152-153 have already been processed.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, the Series 2022 Requisitions #152-153, were ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Johnson had nothing specific to report.

B. Engineer

Mr. Dietsch stated that the roadway construction was nearing completion. There were no other questions.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through September 30, 2025. No action required by the Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – December 5, 2025

Mr. LeBrun stated that the next meeting is scheduled for December 5, 2025, at the same time and exact location.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun stated that no further business, the meeting was adjourned.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2026-05
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Elevation Pointe Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: July 24, 2026
TIME: 9:30 AM
LOCATION: Offices of GMS-NF
475 West Town Place, Suite 114
St. Augustine, FL 32092

3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET. The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

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

PASSED AND ADOPTED THIS 24th DAY OF APRIL, 2026.

ATTEST:

**ELEVATION POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
FY 2027 Proposed Budget

Elevation Pointe
Community Development District

Proposed Budget
FY2027



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Elevation Pointe CDD
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Direct	\$ 293,459	\$ -	\$ 293,459	\$ 293,459	\$ 293,459
Developer Contributions	\$ 50,127	\$ 59,434	\$ -	\$ 59,434	\$ 110,356
Boundary Amendment Contribution	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 343,586	\$ 59,434	\$ 293,459	\$ 352,893	\$ 403,815
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ -	\$ -	\$ 918
Engineering Fees	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
Attorney Fees	\$ 25,000	\$ 2,362	\$ 2,500	\$ 4,862	\$ 25,000
Annual Audit	\$ 5,300	\$ -	\$ -	\$ -	\$ 5,300
Assessment Administration	\$ 5,150	\$ 5,150	\$ -	\$ 5,150	\$ 5,408
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination Fees	\$ 5,408	\$ 2,704	\$ 5,412	\$ 8,116	\$ 5,678
Trustee Fees	\$ 5,000	\$ 2,357	\$ -	\$ 2,357	\$ 5,000
Management Fees	\$ 43,775	\$ 21,888	\$ 21,888	\$ 43,776	\$ 45,964
Information Technology	\$ 1,434	\$ 717	\$ 720	\$ 1,437	\$ 1,506
Website Maintenance	\$ 1,004	\$ 502	\$ 504	\$ 1,006	\$ 1,054
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage & Delivery	\$ 1,000	\$ 4	\$ 65	\$ 69	\$ 1,000
Printing & Binding	\$ 1,000	\$ 8	\$ 48	\$ 56	\$ 1,000
Insurance	\$ 6,490	\$ 6,163	\$ -	\$ 6,163	\$ 7,000
Legal Advertising	\$ 8,000	\$ -	\$ 2,500	\$ 2,500	\$ 8,000
Other Current Charges	\$ 1,000	\$ 313	\$ 318	\$ 631	\$ 1,000
Office Supplies	\$ 625	\$ -	\$ 50	\$ 50	\$ 625
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 135,829	\$ 42,343	\$ 40,505	\$ 82,848	\$ 139,178
<i>Operations & Maintenance</i>					
Field Expenses					
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Field Management	\$ 15,750	\$ -	\$ -	\$ -	\$ 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	\$ 5,487	\$ -	\$ -	\$ -	\$ 5,487
Subtotal Field Expenses	\$ 143,637	\$ -	\$ -	\$ -	\$ 143,637

Elevation Pointe CDD
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Total Thru 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Staffing	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Amenity - Electric	\$ 7,500	\$ -	\$ -	\$ -	\$ 10,000
Amenity - Water	\$ 1,500	\$ -	\$ -	\$ -	\$ 10,000
Internet	\$ 900	\$ -	\$ -	\$ -	\$ 1,000
Pest Control	\$ 720	\$ -	\$ -	\$ -	\$ 1,500
Janitorial Services	\$ 5,000	\$ -	\$ -	\$ -	\$ 7,500
Security Services	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Pool Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Amenity Repairs & Maintenance	\$ 1,000	\$ -	\$ -	\$ -	\$ 3,500
Contingency	\$ 7,500	\$ -	\$ -	\$ -	\$ 7,500
Subtotal Amenity Expenditures	\$ 39,120	\$ -	\$ -	\$ -	\$ 96,000
Total Operations & Maintenance	\$ 182,757	\$ -	\$ -	\$ -	\$ 239,637
<i>Other Expenditures</i>					
Capital Reserves - Amenity	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Capital Reserves - Roadways	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Total Other Expenditures	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Total Expenditures	\$ 343,586	\$ 42,343	\$ 40,505	\$ 82,848	\$ 403,815
Excess Revenues/(Expenditures)	\$ -	\$ 17,091	\$ 252,954	\$ 270,045	\$ -

Net Assessments	\$ 293,459
Add: Discounts & Collections 6%	<u>\$ 18,731</u>
Gross Assessments	<u><u>\$ 312,190</u></u>

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.

Developer Contributions

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

Expenditures:

General & Administrative:

Supervisor Fees

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

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.

Elevation Pointe

Community Development District

General Fund Budget

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.

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.

Elevation Pointe

Community Development District

General Fund Budget

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.

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

Elevation Pointe

Community Development District

General Fund Budget

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.

Elevation Pointe

Community Development District

General Fund Budget

Contingency

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

Other Expenditures

Capital Reserves

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

Elevation Pointe

Community Development District

Proposed Budget

Debt Service Fund

Series 2022

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments A-1	\$ 274,920	\$ -	\$ 274,920	\$ 274,920	\$ 274,920
Special Assessments A-2	\$ 259,820	\$ -	\$ 259,820	\$ 259,820	\$ 259,820
Interest Income	\$ 15,000	\$ 11,856	\$ 5,928	\$ 17,784	\$ 15,000
Carry Forward Surplus *	\$ 313,776	\$ 306,559	\$ -	\$ 306,559	\$ 324,933
Total Revenues	\$ 863,516	\$ 318,415	\$ 540,668	\$ 859,083	\$ 874,673
Expenses					
Series 2022A-1					
Interest - 11/1	\$ 94,665	\$ 94,665	\$ -	\$ 94,665	\$ 93,008
Principal - 5/1	\$ 85,000	\$ -	\$ 85,000	\$ 85,000	\$ 90,000
Interest - 5/1	\$ 94,665	\$ -	\$ 94,665	\$ 94,665	\$ 93,008
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	\$ 534,150	\$ 224,575	\$ 309,575	\$ 534,150	\$ 535,835
Excess Revenues/(Expenditures)	\$ 329,366	\$ 93,840	\$ 231,093	\$ 324,933	\$ 338,838

*Carry forward less amount in Reserve funds.

Series 2022 A-1	
Interest - 11/1	\$91,253
Series 2022 A-2	
Interest - 11/1	\$129,910
Total	\$221,163

Series 2022-A1

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

Series 2022-A2

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

Elevation Pointe
Community Development District
Series 2022 A-1 Special Assessment Bonds
Amortization Schedule

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

Elevation Pointe
Community Development District
Series 2022 A-2 Special Assessment Bonds
Amortization Schedule

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

SECTION VI

RESOLUTION 2026-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION
POINTE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME
AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH
NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF
PROCEDURE; AND PROVIDING 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

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on July 24, 2026, at 9:30 a.m., at the Offices of GMS-NF, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of April, 2026.

ATTEST:

**ELEVATION POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SECTION VII

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Alison Mossing is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of April, 2026.

ATTEST:

ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

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: 154
- (2) Name of Payee pursuant to Acquisition Agreement: Kimley-Horn and Associates, Inc.
- (3) Amount Payable: \$1,281.07
- (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 # 045601005-0825, Invoice # 045601001-0825 Services through August 31, 2025 & Invoice #045601005-0225 Services through February 28, 2025 (Partial Payment)
- (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.

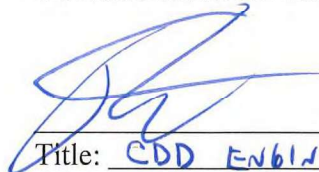
**ELEVATION POINTE COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:
By: Owais Khanani
4269B1FF9FCB443...
Responsible Officer

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

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

KIMLEY-HORN AND ASSOCIATES, INC.,
CONSULTING ENGINEER


Title: CDD ENGINEER



Invoice for Professional Services

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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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: \$503.57

Invoice No: 045601005-0825
 Invoice Date: Aug 31, 2025

Project No: 045601005
 Project Name: ELEVATION POINTE SITE
 Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615
 For Services Rendered through Aug 31, 2025

Client Reference:

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 01 MEETINGS, SUPPORT, & PROJECT COORDINATION	0.00	HOURLY	12,860.00	12,860.00	0.00
TASK 02 CIVIL ENGINEERING DESIGN SERVICES					
TASK 02A TOWNHOMES	147,000.00	100.00%	147,000.00	147,000.00	0.00
TASK 02B MULTIFAMILY	90,000.00	100.00%	90,000.00	90,000.00	0.00
TASK 02C COMMERCIAL	30,000.00	100.00%	30,000.00	30,000.00	0.00
TASK 03 CODE LANDSCAPE AND IRRIGATION DESIGN					
TASK 03A TOWNHOMES	15,000.00	100.00%	15,000.00	15,000.00	0.00
TASK 03B MULTIFAMILY	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 03C COMMERCIAL	5,000.00	100.00%	5,000.00	5,000.00	0.00
TASK 04 CIVIL PERMITTING SERVICES					
TASK 04A TOWNHOMES	20,000.00	100.00%	20,000.00	20,000.00	0.00
TASK 04B MULTIFAMILY	22,000.00	100.00%	22,000.00	22,000.00	0.00
TASK 04C COMMERCIAL	18,000.00	100.00%	18,000.00	18,000.00	0.00
TASK 05 LIMITED CONSTRUCTION PHASE SERVICES					
TASK 05A TOWNHOMES	0.00	HOURLY	24,560.00	24,560.00	0.00
TASK 05B MULTIFAMILY	0.00	HOURLY	1,530.00	1,530.00	0.00
TASK 05C COMMERCIAL - CDD REIMBURSABLE	0.00	HOURLY	19,760.00	19,760.00	0.00
TASK 05C COMMERCIAL - NON CDD REIMBURSABLE	0.00	HOURLY	6,640.00	6,640.00	0.00
TASK 06 ADDITIONAL SERVICES	0.00	HOURLY	29,790.00	29,340.00	450.00
AMENDMENT 1					
TASK 01 PARCEL SPECIFIC COMMERCIAL INCREMENTAL MDP-NOTCDD	4,500.00	60.00%	2,700.00	2,700.00	0.00
TASK 02A PARCEL SPECIFIC COMMERCIAL CONSTRUCTION DOC-NOTCDD	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 02B ADDITIONAL COMMERCIAL CONSTRUCTION	62,500.00	100.00%	62,500.00	62,500.00	0.00



Invoice for Professional Services

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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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: \$503.57

Invoice No: 045601005-0825
 Invoice Date: Aug 31, 2025

Project No: 045601005
 Project Name: ELEVATION POINTE SITE
 Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615
 For Services Rendered through Aug 31, 2025


Client Reference:

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
DOCUMENTS					
TASK 03 ADDITIONAL COMMERCIAL PERMITTING	6,000.00	100.00%	6,000.00	6,000.00	0.00
TASK 04A PARCEL SPECIFIC CODE LANDSCAPE & IRR.PLAN- NON CDD	6,000.00	100.00%	6,000.00	6,000.00	0.00
TASK 04B ADDITIONAL COMMERCIAL CODE LANDSCAPE & IRRIGATION	4,000.00	100.00%	4,000.00	4,000.00	0.00
AMENDMENT 2					
TASK 01 AMENITY CENTER INCREMENTAL MDP	4,500.00	100.00%	4,500.00	4,500.00	0.00
TASK 02 AMENITY CENTER CONSTRUCTION DOCUMENTS	26,000.00	100.00%	26,000.00	26,000.00	0.00
TASK 03 AMENITY CENTER CODE LANDSCAPE AND IRRIGATION PLANS	7,000.00	100.00%	7,000.00	7,000.00	0.00
TASK 04 AMENITY CENTER PERMITTING	8,000.00	100.00%	8,000.00	8,000.00	0.00
REIMBURSABLE EXPENSES	0.00	HOURLY	11,675.67	11,622.10	53.57
Subtotal	495,500.00		600,515.67	600,012.10	503.57
Total					503.57

Total Invoice: \$503.57

DESCRIPTION OF HOURLY SERVICES PERFORMED:

-CDD AMENITY CENTER UTILITY DESIGN UPDATES PER SJUCD COMMENTS FROM CR208 CHANGES

Signed by:

 448926DE0BCB440...
 9/19/2025

Signed by:

 62D3DC0D72144B6...
 9/22/2025

CDD



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

Invoice No: 045601005-0825
Invoice Date: Aug 31, 2025
Project No: 045601005
Project Name: ELEVATION POINTE SITE
Project Manager: DEITSCH, BRIAN

HOURLY

KH Ref # 045601005.2-33200034

Task	Description	Qty Hours	Billing Rate	Current Amount Due
ADDITIONAL SERVICES	PROFESSIONAL	1.5	300.00	450.00
TOTAL ADDITIONAL SERVICES		1.5		450.00
EXPENSES	PERMITTING FEES			53.57
TOTAL EXPENSES				53.57
TOTAL LABOR AND EXPENSE DETAIL				503.57

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



Invoice for Professional Services

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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: \$337.50

Invoice No: 045601001-0825

Invoice Date: Aug 31, 2025

Project No: 045601001

Project Name: PREMIUM POINTE CDD

Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615

For Services Rendered through Aug 31, 2025

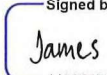
Client Reference:

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 1 PREPARE PETITION EXHIBITS	7,000.00	100.00%	7,000.00	7,000.00	0.00
TASK 2 DISTRICT ENGINEER'S REPORT	18,000.00	100.00%	18,000.00	18,000.00	0.00
TASK 3 RESPONSES TO COMMENTS	0.00	HOURLY	2,232.50	2,232.50	0.00
TASK 4 MEETINGS	0.00	HOURLY	2,147.50	2,147.50	0.00
TASK 5 HEARINGS	0.00	HOURLY	0.00	0.00	0.00
TASK 6 ADDITIONAL SERVICES	0.00	HOURLY	37,395.00	37,057.50	337.50
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		66,805.82	66,468.32	337.50
Total					337.50

Total Invoice: \$337.50

DESCRIPTION OF HOURLY SERVICES PERFORMED:

- CDD MEETING
- ELEVATION POINTE REQUISITION #152

Signed by:

 448926DE0BCB440...
 9/19/2025

Signed by:

 62D3DC0D72144B6...
 9/22/2025

CDD



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

Invoice No: 045601001-0825
Invoice Date: Aug 31, 2025
Project No: 045601001
Project Name: PREMIUM POINTE CDD
Project Manager: DEITSCH, BRIAN

HOURLY

KH Ref # 045601001.2-33168690

Task	Description	Qty Hours	Billing Rate	Current Amount Due
ADDITIONAL SERVICES	SENIOR PROFESSIONAL I	0.5	365.00	182.50
	SUPPORT STAFF	1.0	155.00	155.00
TOTAL ADDITIONAL SERVICES		1.5		337.50
TOTAL LABOR AND EXPENSE DETAIL				337.50

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



Invoice for Professional Services

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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: \$900.00
 Invoice No: 045601005-0225
 Invoice Date: Feb 28, 2025
 Project No: 045601005
 Project Name: ELEVATION POINTE SITE
 Project Manager: DEITSCH, BRIAN
 Client Reference:

Federal Tax Id: 56-0885615
 For Services Rendered through Feb 28, 2025

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 01 MEETINGS, SUPPORT, & PROJECT COORDINATION	0.00	HOURLY	12,860.00	12,860.00	0.00
TASK 02 CIVIL ENGINEERING DESIGN SERVICES					
TASK 02A TOWNHOMES	147,000.00	100.00%	147,000.00	147,000.00	0.00
TASK 02B MULTIFAMILY	90,000.00	100.00%	90,000.00	90,000.00	0.00
TASK 02C COMMERCIAL	30,000.00	100.00%	30,000.00	30,000.00	0.00
TASK 03 CODE LANDSCAPE AND IRRIGATION DESIGN					
TASK 03A TOWNHOMES	15,000.00	100.00%	15,000.00	15,000.00	0.00
TASK 03B MULTIFAMILY	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 03C COMMERCIAL	5,000.00	100.00%	5,000.00	5,000.00	0.00
TASK 04 CIVIL PERMITTING SERVICES					
TASK 04A TOWNHOMES	20,000.00	100.00%	20,000.00	20,000.00	0.00
TASK 04B MULTIFAMILY	22,000.00	100.00%	22,000.00	22,000.00	0.00
TASK 04C COMMERCIAL	18,000.00	100.00%	18,000.00	18,000.00	0.00
TASK 05 LIMITED CONSTRUCTION PHASE SERVICES					
TASK 05A TOWNHOMES	0.00	HOURLY	24,560.00	24,560.00	0.00
TASK 05B MULTIFAMILY	0.00	HOURLY	1,530.00	1,530.00	0.00
TASK 05C COMMERCIAL - CDD REIMBURSABLE	0.00	HOURLY	19,760.00	19,760.00	0.00
TASK 05C COMMERCIAL - NON CDD REIMBURSABLE	0.00	HOURLY	6,640.00	6,640.00	0.00
TASK 06 ADDITIONAL SERVICES	0.00	HOURLY	20,865.00	20,865.00	0.00
AMENDMENT 1					
TASK 01 PARCEL SPECIFIC COMMERCIAL INCREMENTAL MDP-NOTCDD	4,500.00	60.00%	2,700.00	2,700.00	0.00
TASK 02A PARCEL SPECIFIC COMMERCIAL CONSTRUCTION DOC-NOTCDD	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 02B ADDITIONAL COMMERCIAL CONSTRUCTION	62,500.00	100.00%	62,500.00	62,500.00	0.00



Invoice for Professional Services

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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ELEVATION DEVELOPMENT, LLC
 ATTN : OWAIS KHANANI
 121 S ORANGE AVENUE
 SUITE 1250
 ORLANDO, FL 32801

Federal Tax Id: 56-0885615
 For Services Rendered through Feb 28, 2025

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

Invoice Amount: \$900.00

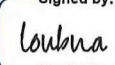
Invoice No: 045601005-0225
 Invoice Date: Feb 28, 2025

Project No: 045601005
 Project Name: ELEVATION POINTE SITE
 Project Manager: DEITSCH, BRIAN


Client Reference:

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
DOCUMENTS					
TASK 03 ADDITIONAL COMMERCIAL PERMITTING	6,000.00	100.00%	6,000.00	6,000.00	0.00
TASK 04A PARCEL SPECIFIC CODE LANDSCAPE & IRR.PLAN- NON CDD	6,000.00	100.00%	6,000.00	6,000.00	0.00
TASK 04B ADDITIONAL COMMERCIAL CODE LANDSCAPE & IRRIGATION	4,000.00	100.00%	4,000.00	4,000.00	0.00
AMENDMENT 2					
TASK 01 AMENITY CENTER INCREMENTAL MDP	4,500.00	100.00%	4,500.00	3,600.00	900.00
TASK 02 AMENITY CENTER CONSTRUCTION DOCUMENTS	26,000.00	100.00%	26,000.00	26,000.00	0.00
TASK 03 AMENITY CENTER CODE LANDSCAPE AND IRRIGATION PLANS	7,000.00	100.00%	7,000.00	7,000.00	0.00
TASK 04 AMENITY CENTER PERMITTING	8,000.00	95.00%	7,600.00	7,600.00	0.00
REIMBURSABLE EXPENSES	0.00	HOURLY	11,418.19	11,418.19	0.00
Subtotal	495,500.00		590,933.19	590,033.19	900.00
Total					900.00

Total Invoice: \$900.00

Signed by:

 62D3DC0D72144B6...
 3/17/2025

amenity

From: Flor Quezada flor@elevationdev.com 
Subject: Elevation Pointe - Requisition
Date: October 23, 2025 at 1:20 PM
To: Alison Mossing amossing@gmstnn.com

FQ

Hello Alison,

Hope you are doing well.

Could you please submit the attached invoices on a requisition to be paid from the Construction fund – Elevation Pointe?

Partial Payment Invoice #045601005-0225 - \$440.00
Total Invoices \$1,281.07

Kind regards,



Flor Maria Quezada
Accounting Assisstant
Elevation Development, LLC
189 South Orange Ave, Suite 1550
Orlando, FL 32801
O: 407.270.8866
flor@elevationdev.com
www.ElevationDev.com

Invoices and statements should be sent to: accountspayable@elevationdev.com

2025.08.31 - 2025.08.31 - 2025.02.28 -
Kimley...nte.pdf Kimley...nte.pdf Kimley...(1).pdf

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: 155
- (2) Name of Payee pursuant to Acquisition Agreement: Kimley-Horn and Associates, Inc.
- (3) Amount Payable: \$12,945
- (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 # 045601001-1025 Services through October 31, 2025; Invoice # 045601001-1125, Invoice # 045601005-1125, Invoice # 045601004-1125 Services through November 30, 2025; Invoice # 045601004-0126 Services through January 31, 2026; Invoice # 045601004-0226A Services through February 28, 2026
- (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**

DocuSigned by:
By: Owais Khanani
4269B1EF9FCB443
Responsible Officer

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

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

KIMLEY-HORN AND ASSOCIATES, INC.,
CONSULTING ENGINEER


Title: CDD ENGINEER



Invoice for Professional Services

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
--	---

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: \$337.50

Invoice No: 045601001-1025
 Invoice Date: Oct 31, 2025
 Project No: 045601001
 Project Name: PREMIUM POINTE CDD
 Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615
 For Services Rendered through Oct 31, 2025

Client Reference:

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 1 PREPARE PETITION EXHIBITS	7,000.00	100.00%	7,000.00	7,000.00	0.00
TASK 2 DISTRICT ENGINEER'S REPORT	18,000.00	100.00%	18,000.00	18,000.00	0.00
TASK 3 RESPONSES TO COMMENTS	0.00	HOURLY	2,232.50	2,232.50	0.00
TASK 4 MEETINGS	0.00	HOURLY	2,147.50	2,147.50	0.00
TASK 5 HEARINGS	0.00	HOURLY	0.00	0.00	0.00
TASK 6 ADDITIONAL SERVICES	0.00	HOURLY	37,732.50	37,395.00	337.50
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		67,143.32	66,805.82	337.50
Total					337.50

Total Invoice: \$337.50

DESCRIPTION OF HOURLY SERVICES PERFORMED:

- CDD MEETING
- ELEVATION POINTE REQUISITION #153

Signed by:

 448926DE0BCB440...
 11/18/2025

Signed by:

 62D3DC0D72144B6...
 11/18/2025

CDD



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

Invoice No: 045601001-1025
Invoice Date: Oct 31, 2025
Project No: 045601001
Project Name: PREMIUM POINTE CDD
Project Manager: DEITSCH, BRIAN

HOURLY

KH Ref # 045601001.2-33826289

Task	Description	Qty Hours	Billing Rate	Current Amount Due
ADDITIONAL SERVICES	SENIOR PROFESSIONAL I	0.5	365.00	182.50
	SUPPORT STAFF	1.0	155.00	155.00
TOTAL ADDITIONAL SERVICES		1.5		337.50
TOTAL LABOR AND EXPENSE DETAIL				337.50

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



Invoice for Professional Services

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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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: \$337.50

Invoice No: 045601001-1125
 Invoice Date: Nov 30, 2025
 Project No: 045601001
 Project Name: PREMIUM POINTE CDD
 Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615
 For Services Rendered through Nov 30, 2025

Client Reference:

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 1 PREPARE PETITION EXHIBITS	7,000.00	100.00%	7,000.00	7,000.00	0.00
TASK 2 DISTRICT ENGINEER'S REPORT	18,000.00	100.00%	18,000.00	18,000.00	0.00
TASK 3 RESPONSES TO COMMENTS	0.00	HOURLY	2,232.50	2,232.50	0.00
TASK 4 MEETINGS	0.00	HOURLY	2,147.50	2,147.50	0.00
TASK 5 HEARINGS	0.00	HOURLY	0.00	0.00	0.00
TASK 6 ADDITIONAL SERVICES	0.00	HOURLY	38,070.00	37,732.50	337.50
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		67,480.82	67,143.32	337.50
Total					337.50

Total Invoice: \$337.50

DESCRIPTION OF HOURLY SERVICES PERFORMED:

- ELEVATION POINTE REQUISITION #154
- COORDINATION

Signed by:

 448926DE0BCB440...
 12/12/2025

Signed by:

 62D3DC0D72144B6...
 12/17/2025

CDD



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

Invoice No: 045601001-1125
Invoice Date: Nov 30, 2025
Project No: 045601001
Project Name: PREMIUM POINTE CDD
Project Manager: DEITSCH, BRIAN

HOURLY

KH Ref # 045601001.2-34164883

Task	Description	Qty Hours	Billing Rate	Current Amount Due
ADDITIONAL SERVICES	SENIOR PROFESSIONAL I	0.5	365.00	182.50
	SUPPORT STAFF	1.0	155.00	155.00
TOTAL ADDITIONAL SERVICES		1.5		337.50
TOTAL LABOR AND EXPENSE DETAIL				337.50

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



Invoice for Professional Services

Please remit payment electronically to: Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com		If paying by check, please remit to: KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520
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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: \$1,002.50

Invoice No: 045601005-1125
 Invoice Date: Nov 30, 2025

Project No: 045601005
 Project Name: ELEVATION POINTE SITE
 Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615
 For Services Rendered through Nov 30, 2025

Client Reference:

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
TASK 01 MEETINGS, SUPPORT, & PROJECT COORDINATION	0.00	HOURLY	12,860.00	12,860.00	0.00
TASK 02 CIVIL ENGINEERING DESIGN SERVICES					
TASK 02A TOWNHOMES	147,000.00	100.00%	147,000.00	147,000.00	0.00
TASK 02B MULTIFAMILY	90,000.00	100.00%	90,000.00	90,000.00	0.00
TASK 02C COMMERCIAL	30,000.00	100.00%	30,000.00	30,000.00	0.00
TASK 03 CODE LANDSCAPE AND IRRIGATION DESIGN					
TASK 03A TOWNHOMES	15,000.00	100.00%	15,000.00	15,000.00	0.00
TASK 03B MULTIFAMILY	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 03C COMMERCIAL	5,000.00	100.00%	5,000.00	5,000.00	0.00
TASK 04 CIVIL PERMITTING SERVICES					
TASK 04A TOWNHOMES	20,000.00	100.00%	20,000.00	20,000.00	0.00
TASK 04B MULTIFAMILY	22,000.00	100.00%	22,000.00	22,000.00	0.00
TASK 04C COMMERCIAL	18,000.00	100.00%	18,000.00	18,000.00	0.00
TASK 05 LIMITED CONSTRUCTION PHASE SERVICES					
TASK 05A TOWNHOMES	0.00	HOURLY	24,885.00	24,885.00	0.00
TASK 05B MULTIFAMILY	0.00	HOURLY	1,530.00	1,530.00	0.00
TASK 05C COMMERCIAL - CDD REIMBURSABLE	0.00	HOURLY	19,760.00	19,760.00	0.00
TASK 05C COMMERCIAL - NON CDD REIMBURSABLE	0.00	HOURLY	6,640.00	6,640.00	0.00
TASK 06 ADDITIONAL SERVICES	0.00	HOURLY	33,427.50	32,425.00	1,002.50
AMENDMENT 1					
TASK 01 PARCEL SPECIFIC COMMERCIAL INCREMENTAL MDP-NOTCDD	4,500.00	60.00%	2,700.00	2,700.00	0.00
TASK 02A PARCEL SPECIFIC COMMERCIAL CONSTRUCTION DOC-NOTCDD	10,000.00	100.00%	10,000.00	10,000.00	0.00
TASK 02B ADDITIONAL COMMERCIAL CONSTRUCTION	62,500.00	100.00%	62,500.00	62,500.00	0.00



Invoice for Professional Services

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--	---

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: \$1,002.50

Invoice No: 045601005-1125
 Invoice Date: Nov 30, 2025

Project No: 045601005
 Project Name: ELEVATION POINTE SITE
 Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615
 For Services Rendered through Nov 30, 2025

Client Reference:


Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
DOCUMENTS					
TASK 03 ADDITIONAL COMMERCIAL PERMITTING	6,000.00	100.00%	6,000.00	6,000.00	0.00
TASK 04A PARCEL SPECIFIC CODE LANDSCAPE & IRR.PLAN- NON CDD	6,000.00	100.00%	6,000.00	6,000.00	0.00
TASK 04B ADDITIONAL COMMERCIAL CODE LANDSCAPE & IRRIGATION	4,000.00	100.00%	4,000.00	4,000.00	0.00
AMENDMENT 2					
TASK 01 AMENITY CENTER INCREMENTAL MDP	4,500.00	100.00%	4,500.00	4,500.00	0.00
TASK 02 AMENITY CENTER CONSTRUCTION DOCUMENTS	26,000.00	100.00%	26,000.00	26,000.00	0.00
TASK 03 AMENITY CENTER CODE LANDSCAPE AND IRRIGATION PLANS	7,000.00	100.00%	7,000.00	7,000.00	0.00
TASK 04 AMENITY CENTER PERMITTING	8,000.00	100.00%	8,000.00	8,000.00	0.00
REIMBURSABLE EXPENSES	0.00	HOURLY	11,675.67	11,675.67	0.00
Subtotal	495,500.00		604,478.17	603,475.67	1,002.50
Total					1,002.50

Total Invoice: \$1,002.50

DESCRIPTION OF HOURLY SERVICES PERFORMED:

CDD AMENITY ADDITIONAL SERVICES

- REVISE REUSE SERVICE CROSSING TO AMENITY
- REUSE SERVICE DIRECTIONAL DRILL AND PROFILE EFFORT FOR AMENITY

Signed by:

 448926DE0BCB440...
 12/12/2025

Signed by:

 62D3DC0D72144B6...
 12/17/2025
 CDD



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

Invoice No: 045601005-1125
Invoice Date: Nov 30, 2025

Project No: 045601005
Project Name: ELEVATION POINTE SITE
Project Manager: DEITSCH, BRIAN

HOURLY

KH Ref # 045601005.2-34164885

Task	Description	Qty Hours	Billing Rate	Current Amount Due
ADDITIONAL SERVICES	SENIOR TECHNICAL SUPPORT	4.0	215.00	860.00
		0.5	285.00	142.50
TOTAL ADDITIONAL SERVICES		4.5		1,002.50
TOTAL LABOR AND EXPENSE DETAIL				1,002.50

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



Invoice for Professional Services

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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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: \$3,600.00

Invoice No: 045601004-1125

Invoice Date: Nov 30, 2025

Project No: 045601004

Project Name: ELEVATION POINTE MASTER

Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615

For Services Rendered through Nov 30, 2025

Client Reference:

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	137,612.50	134,012.50	3,600.00
TASK 11 ADDITIONAL SERVICES	0.00	HOURLY	33,225.00	33,225.00	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



Invoice for Professional Services

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
--	---

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: \$3,600.00

Invoice No: 045601004-1125

Invoice Date: Nov 30, 2025

Project No: 045601004

Project Name: ELEVATION POINTE MASTER

Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615

For Services Rendered through Nov 30, 2025

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	6,333.79	6,333.79	0.00
Subtotal	315,000.00		541,618.79	538,018.79	3,600.00
Total					3,600.00

Total Invoice: \$3,600.00

DESCRIPTION OF HOURLY SERVICES PERFORMED:

COUNTY ROAD 208 CDD

- COORDINATION WITH SJC STAFF ON FINAL CLOSEOUT ITEMS.
- FINAL SITE WALK WITH SJC STAFF.
- PAPERWORK COORDINATION WITH SJCUD STAFF.
- REVIEW OF PAY APPLICATIONS.

Signed by:

 448926DE0BCB440...
 12/12/2025

Signed by:

 62D3DC0D72144B6...
 12/17/2025

CDD



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

Invoice No: 045601004-1125
Invoice Date: Nov 30, 2025
Project No: 045601004
Project Name: ELEVATION POINTE MASTER
Project Manager: DEITSCH, BRIAN

HOURLY

KH Ref # 045601004.2-34164884

Task	Description	Qty Hours	Billing Rate	Current Amount Due
CONSTRUCTION PHASE	ANALYST	1.5	235.00	352.50
	SENIOR PROFESSIONAL I	5.5	325.00	1,787.50
		4.0	365.00	1,460.00
TOTAL CONSTRUCTION PHASE		11.0		3,600.00
TOTAL LABOR AND EXPENSE DETAIL				3,600.00

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



Invoice for Professional Services

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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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: 045601004-0126

Invoice Date: Jan 31, 2026

Project No: 045601004

Project Name: ELEVATION POINTE MASTER

Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615

For Services Rendered through Jan 31, 2026

Client Reference:

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	147,112.50	142,287.50	4,825.00
TASK 11 ADDITIONAL SERVICES	0.00	HOURLY	33,225.00	33,225.00	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



Invoice for Professional Services

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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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: 045601004-0126

Invoice Date: Jan 31, 2026

Project No: 045601004

Project Name: ELEVATION POINTE MASTER

Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615

For Services Rendered through Jan 31, 2026

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	6,333.79	6,333.79	0.00
Subtotal	315,000.00		551,118.79	546,293.79	4,825.00
Total					4,825.00

Total Invoice: \$4,825.00

DESCRIPTION OF HOURLY SERVICES PERFORMED:

- FDEP CLOSEOUT.
- WEEKLY CALLS.
- ISSUE WITH TEMPORARY MOT AT NORTH END DUE TO INCOMPLETE WORK
- REVIEW OF AS BUILTS
- SJCUD CLOSEOUT COORDINATION.
- BOND REDUCTION WORK.
- CALLS WITH SJC REGARDING ROW LAND DEDICATION

Signed by:

 448926DE0BCB440...
 2/16/2026



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

Invoice No: 045601004-0126
Invoice Date: Jan 31, 2026
Project No: 045601004
Project Name: ELEVATION POINTE MASTER
Project Manager: DEITSCH, BRIAN

HOURLY

KH Ref # 045601004.2-34638037

Task	Description	Qty Hours	Billing Rate	Current Amount Due
CONSTRUCTION PHASE	SENIOR PROFESSIONAL I	11.0	325.00	3,575.00
		3.0	365.00	1,095.00
	SUPPORT STAFF	1.0	155.00	155.00
TOTAL CONSTRUCTION PHASE		15.0		4,825.00
TOTAL LABOR AND EXPENSE DETAIL				4,825.00

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

PARTIAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$4,825.00,
hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished for invoices
dated 1/31/2026 to ELEVATION DEVELOPMENT, LLC
on the job of ELEVATION POINTE MASTER

Description Of Property

KHA Project #: 045601004 Invoice #: 045601004-0126

This waiver and release does not cover any retention or labor, services, or materials
furnished after the date specified above.

DATED on 02/09/2026

KIMLEY-HORN AND ASSOCIATES, INC.

By: [Signature]
Matt Tomlinson
Regional Accounting Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,
this 9th day of February, 2026, by Matt Tomlinson, Regional Accounting Manager of Kimley-Horn and
Associates, Inc., a North Carolina corporation. She/ He is personally known to me or has provided _____ as
identification.

My commission expires: 10/15/28

[Signature]
Notary Public

Note: This is a statutory form prescribed by Section 713.20, Florida Statutes.
Effective October 1, 1996, a person may not require a lienor to furnish a
waiver or release of lien that is different from the statutory form.



SYDNEY E. COFFMAN
Commission # HH 603624
Expires October 15, 2028



Invoice for Professional Services

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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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: \$2,842.50

Invoice No: 045601004-0226A

Invoice Date: Feb 28, 2026

Project No: 045601004

Project Name: ELEVATION POINTE MASTER

Project Manager: DEITSCH, BRIAN

Federal Tax Id: 56-0885615

For Services Rendered through Feb 28, 2026

Client Reference:

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	149,955.00	147,112.50	2,842.50
TASK 11 ADDITIONAL SERVICES	0.00	HOURLY	33,225.00	33,225.00	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



Invoice for Professional Services

<p>Please remit payment electronically to:</p> <p>Account Name: KIMLEY-HORN AND ASSOCIATES, INC. Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104 Account Number: 2073089159554 ABA#: 121000248 Please send remittance information to: payments@kimley-horn.com</p>	<p>If paying by check, please remit to:</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. P.O. BOX 932520 ATLANTA, GA 31193-2520</p>
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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: \$2,842.50

Invoice No: 045601004-0226A
 Invoice Date: Feb 28, 2026
 Project No: 045601004
 Project Name: ELEVATION POINTE MASTER
 Project Manager: DEITSCH, BRIAN
 Client Reference:

Federal Tax Id: 56-0885615
 For Services Rendered through Feb 28, 2026

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
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	6,333.79	6,333.79	0.00
Subtotal	315,000.00		553,961.29	551,118.79	2,842.50
Total					2,842.50

Total Invoice: \$2,842.50

DESCRIPTION OF HOURLY SERVICES PERFORMED (CDD):

- ASBUILT REVIEW
- PUD RESEARCH/COORDINATION WEEKLY CALL
- BOND COORDINATION
- REVIEW OF POINTS SENT BY KT CARTER
- CALL WITH MJ
- FORMAL ASBUILT SUBMITTAL



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

Invoice No: 045601004-0226A
 Invoice Date: Feb 28, 2026
 Project No: 045601004
 Project Name: ELEVATION POINTE MASTER
 Project Manager: DEITSCH, BRIAN

HOURLY

KH Ref # 045601004.2-35080278A

Task	Description	Qty Hours	Billing Rate	Current Amount Due
CONSTRUCTION PHASE	SENIOR PROFESSIONAL I	6.5	325.00	2,112.50
		2.0	365.00	730.00
TOTAL CONSTRUCTION PHASE		8.5		2,842.50
TOTAL LABOR AND EXPENSE DETAIL				2,842.50

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

PARTIAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$2,842.50,
hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished for invoices
dated 2/28/2026 to ELEVATION DEVELOPMENT, LLC
on the job of ELEVATION POINTE MASTER

Description Of Property

KHA Project #: 045601004 Invoice #: 045601004-0226A

This waiver and release does not cover any retention or labor, services, or materials
furnished after the date specified above.

DATED on 03/09/2026

KIMLEY-HORN AND ASSOCIATES, INC.

By: [Signature]
Matt Tomlinson
Accounting Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,
this 9th day of March, 2026, by Matt Tomlinson, Accounting Manager of Kimley-Horn and
Associates, Inc., a North Carolina corporation. She/ He is personally known to me or has provided _____ as
identification.

My commission expires:
12/15/28

[Signature]
Notary Public

Note: This is a statutory form prescribed by Section 713.20, Florida Statutes.
Effective October 1, 1996, a person may not require a lienor to furnish a
waiver or release of lien that is different from the statutory form.



SYDNEY E. COFFMAN
Commission # HH 603624
Expires October 15, 2028

SECTION X

SECTION C

SECTION 1

Elevation Pointe
Community Development District

Unaudited Financial Reporting
March 31, 2026



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4	<hr/> <u>Capital Projects Fund</u>
5	<hr/> <u>Month to Month</u>
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7	<hr/> <u>Long Term Debt Schedule</u>

Elevation Pointe
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 6,825	\$ -	\$ -	\$ 6,825
Due from Capital	\$ -	\$ -	\$ -	\$ -
Due from Developer	\$ 24,068	\$ -	\$ -	\$ 24,068
Prepaid	\$ -	\$ -	\$ -	\$ -
Investments:				
<i>Series 2022</i>				
Reserve A1	\$ -	\$ 274,920	\$ -	\$ 274,920
Reserve A2	\$ -	\$ 259,820	\$ -	\$ 259,820
Revenue	\$ -	\$ 93,840	\$ -	\$ 93,840
Capitalized Interest A1	\$ -	\$ -	\$ -	\$ -
Capitalized Interest A2	\$ -	\$ -	\$ -	\$ -
Sinking Fund	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 346,578	\$ 346,578
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 30,894	\$ 628,580	\$ 346,578	\$ 1,006,052
Liabilities:				
Accounts Payable	\$ 33,203	\$ -	\$ -	\$ 33,203
Retainage Payable	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 33,203	\$ -	\$ -	\$ 33,203
Fund Balance:				
Restricted For:				
Debt Service - Series 2022	\$ -	\$ 628,580	\$ -	\$ 628,580
Capital Projects - Series 2022	\$ -	\$ -	\$ 346,578	\$ 346,578
Unassigned	\$ (2,309)	\$ -	\$ -	\$ (2,309)
Total Fund Balances	\$ (2,309)	\$ 628,580	\$ 346,578	\$ 972,849
Total Liabilities & Fund Balance	\$ 30,894	\$ 628,580	\$ 346,578	\$ 1,006,052

Elevation Pointe
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Amended Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Direct	\$ 293,459	\$ 220,094	\$ -	\$ (220,094)
Developer Contributions	\$ 50,127	\$ -	\$ 59,434	\$ 59,434
Boundary Amendment Contribution	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 343,586	\$ 220,094	\$ 59,434	\$ (160,660)
Expenditures:				
General & Administrative:				
Supervisors Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
FICA Expense	\$ 918	\$ 459	\$ -	\$ 459
Engineering	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Attorney	\$ 25,000	\$ 12,500	\$ 2,362	\$ 10,139
Annual Audit	\$ 5,300	\$ 5,300	\$ -	\$ 5,300
Assessment Administration	\$ 5,150	\$ 5,150	\$ 5,150	\$ -
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,408	\$ 2,704	\$ 2,704	\$ (0)
Trustee Fees	\$ 5,000	\$ 5,000	\$ 2,357	\$ 2,643
Management Fees	\$ 43,775	\$ 21,888	\$ 21,888	\$ (0)
Information Technology	\$ 1,434	\$ 717	\$ 717	\$ -
Website Maintenance	\$ 1,004	\$ 502	\$ 502	\$ (0)
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage	\$ 1,000	\$ 500	\$ 4	\$ 496
Printing & Binding	\$ 1,000	\$ 500	\$ 8	\$ 492
Insurance	\$ 6,490	\$ 6,490	\$ 6,163	\$ 327
Legal Advertising	\$ 8,000	\$ 4,000	\$ -	\$ 4,000
Other Current Charges	\$ 1,000	\$ 500	\$ 313	\$ 187
Office Supplies	\$ 625	\$ 313	\$ 0	\$ 312
Boundary Amendment	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 135,829	\$ 79,197	\$ 42,342	\$ 36,855
Operation and Maintenance				
Field Expenses				
Property Insurance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Field Management	\$ 15,750	\$ 7,875	\$ -	\$ 7,875
Landscape Maintenance	\$ 75,000	\$ 37,500	\$ -	\$ 37,500
Landscape Replacement	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Lake Maintenance	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Wetland Mitigation/Maintenance	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Streetlights	\$ 9,000	\$ 4,500	\$ -	\$ 4,500
Electric	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Water & Sewer	\$ 2,400	\$ 1,200	\$ -	\$ 1,200
Sidewalk & Asphalt Maintenance	\$ 500	\$ 250	\$ -	\$ 250
Irrigation Repairs	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
General Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 5,487	\$ 2,744	\$ -	\$ 2,744
Subtotal	\$ 143,637	\$ 71,819	\$ -	\$ 71,819

Elevation Pointe

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Amended	Prorated Budget	Actual		
	Budget	Thru 03/31/26	Thru 03/31/26	Variance	
Amenity Expenses					
Amenity - Electric	\$ 7,500	\$ 3,750	\$ -	\$ 3,750	
Amenity - Water	\$ 1,500	\$ 750	\$ -	\$ 750	
Internet	\$ 900	\$ 450	\$ -	\$ 450	
Pest Control	\$ 720	\$ 360	\$ -	\$ 360	
Janitorial Services	\$ 5,000	\$ 2,500	\$ -	\$ 2,500	
Security Services	\$ 5,000	\$ 2,500	\$ -	\$ 2,500	
Pool Maintenance	\$ 10,000	\$ 5,000	\$ -	\$ 5,000	
Amenity Repairs & Maintenance	\$ 1,000	\$ 500	\$ -	\$ 500	
Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750	
Subtotal	\$ 39,120	\$ 19,560	\$ -	\$ 19,560	
Total O&M Expenses:	\$ 182,757	\$ 91,379	\$ -	\$ 91,379	
Total Expenditures	\$ 318,586	\$ 170,576	\$ 42,342	\$ 128,233	
<i>Other Financing Sources/Uses:</i>					
Capital Reserves - Amenity	\$ 10,000	\$ 5,000	\$ -	\$ (5,000)	
Capital Reserves - Roadways	\$ 15,000	\$ 7,500	\$ -	\$ (7,500)	
Total Other Financing Sources/Uses	\$ 25,000	\$ 12,500	\$ -	\$ (12,500)	
Excess Revenues (Expenditures)	\$ -		\$ 17,091		
Fund Balance - Beginning	\$ -		\$ (19,401)		
Fund Balance - Ending	\$ -		\$ (2,309)		

Elevation Pointe

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Direct A1	\$ 274,920	\$ -	\$ -	\$ -
Assessments - Direct A2	\$ 259,820	\$ -	\$ -	\$ -
Interest	\$ 15,000	\$ 7,500	\$ 11,856	\$ 4,356
Total Revenues	\$ 549,740	\$ 7,500	\$ 11,856	\$ 4,356
Expenditures:				
Series 2022 A-1				
Interest - 11/1	\$ 94,665	\$ 94,665	\$ 94,665	\$ -
Principal - 5/1	\$ 85,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 94,665	\$ -	\$ -	\$ -
Series 2022 A2				
Interest - 11/1	\$ 129,910	\$ 129,910	\$ 129,910	\$ -
Interest - 5/1	\$ 129,910	\$ -	\$ -	\$ -
Total Expenditures	\$ 534,150	\$ 224,575	\$ 224,575	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 15,590	\$ (217,075)	\$ (212,719)	\$ 4,356
Fund Balance - Beginning	\$ 313,776		\$ 841,299	
Fund Balance - Ending	\$ 329,366		\$ 628,580	

Elevation Pointe

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 5,781	\$ 5,781
Total Revenues	\$ -	\$ -	\$ 5,781	\$ 5,781
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 3,242	\$ (3,242)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 3,242	\$ (3,242)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 2,538	
Fund Balance - Beginning	\$ -		\$ 344,040	
Fund Balance - Ending	\$ -		\$ 346,578	

Elevation Pointe
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT RECEIPTS
FISCAL YEAR 2026

DIRECT BILL ASSESSMENTS

Elevation Premium Pointe LLC 2026-01			Net Assessments	\$ 568,378.80	\$	293,458.80	\$	274,920.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received		General Fund		Series 2022A-1 Debt Service
	11/1/25		\$ 146,729.40		\$	146,729.40		
	2/1/26		\$ 73,364.70	\$ -	\$	73,364.70		
	3/1/26		\$ 178,698.00				\$	178,698.00
	5/1/26		\$ 73,364.70		\$	73,364.70		
	9/1/26		\$ 96,222.00				\$	96,222.00
			\$ 568,378.80	\$ -	\$	293,458.80	\$	274,920.00

Elevation Premium Pointe LLC 2026-02			Net Assessments	\$ 259,820.00			\$	259,820.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received		General Fund		Series 2022A-2 Debt Service
	3/1/26		\$ 129,910.00				\$	129,910.00
	9/1/26		\$ 129,910.00				\$	129,910.00
			\$ 259,820.00	\$ -			\$	259,820.00

Elevation Pointe
Community Development District
Long Term Debt Report

Series 2022 A1, Special Assessment Bonds		
Interest Rates:	3.9% , 4.125%, 4.400%, 4.600%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$274,920	
Reserve Fund Balance	\$274,920	
Bonds Outstanding - 04/26/2022		\$4,490,000
Principal Payment - 5/1/23		(\$75,000)
Principal Payment - 5/1/24		(\$80,000)
Principal Payment - 5/1/25		(\$80,000)
Current Bonds Outstanding		\$4,255,000

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

SECTION 2

Elevation Pointe FKA Premium Pointe

Community Development District

Funding Request #55

10/17/25

PAYEE	GENERAL FUND FY25	Boundary Amendment FY25
1 Amtec		
Invoice # 7384-05-25 - Arbitrage	\$ 450.00	
2 Egis Insurance Advisors		
Invoice # 28919 - FY26 Insurance	\$ 6,163.00	
3 Gannett Media Corp		
Invoice # 7249614	\$ 216.88	
Invoice # 7301278	\$ 222.32	
Invoice # 7353006	\$ 95.84	
4 Governmental Management Services		
Invoice # 53 - Management Fees for May 2025	\$ 4,261.25	
Invoice # 54 - Management Fees for June 2025	\$ 4,260.25	
Invoice # 55 - Management Fees for July 2025	\$ 4,260.25	
Invoice # 56 - Management Fees for August 2025	\$ 4,260.25	
Invoice # 57 - Management Fees for September 2025	\$ 4,261.80	
5 Kutak Rock LLP		
Invoice # 3568989 - General Counsel for April 2025	\$ 696.00	
Invoice # 3584178 - General Counsel for May 2025	\$ 862.00	
Invoice # 3598216 - General Counsel for June 2025	\$ 902.00	
Invoice # 3613009 - General Counsel for July 2025	\$ 143.50	
Invoice # 3627856 - General Counsel for August 2025	\$ 463.50	
6 US Bank		
Invoice # 7761326 - Trustee Fees	\$ 4,040.63	
	\$ 35,559.47	\$ -
Total	\$ 35,559.47	

Please make check payable to:

Elevation Pointe CDD

6200 Lee Vista Blvd Suite 300
Orlando FL 32822

ACCOUNTS PAYABLES - LISTING BY VENDOR
001 ELEVATION POINTE GENERAL FUND

VEND#	INVOICE MO-DA-YR	PROD	DUE MO-DA-YR	CREDIT STATUS	GROSS AMOUNT	DISCOUNT AMOUNT	NET AMOUNT
00014	5/06/2025 AMTEC	0000000	5/06/2025	H	450.00 450.00	.00 .00	450.00 450.00
00004	8/25/2025 EGIS INSURANCE ADVISORS LLC	0000000	8/25/2025	H	6,163.00 6,163.00	.00 .00	6,163.00 6,163.00
00015	7/03/2025	0000000	7/03/2025	H	216.88	.00	216.88
00015	8/31/2025	0000000	8/31/2025	H	222.32	.00	222.32
00015	9/30/2025 GANNETT MEDIA CORP DBA GANNETT	0000000	9/30/2025	H	95.84 535.04	.00 .00	95.84 535.04
00001	5/01/2025	0000000	5/01/2025	H	3,541.67	.00	3,541.67
00001	5/01/2025	0000000	5/01/2025	H	115.75	.00	115.75
00001	5/01/2025	0000000	5/01/2025	H	165.33	.00	165.33
00001	5/01/2025	0000000	5/01/2025	H	437.50	.00	437.50
00001	5/01/2025	0000000	5/01/2025	H	.03	.00	.03
00001	5/01/2025	0000000	5/01/2025	H	.97	.00	.97
00001	6/01/2025	0000000	6/01/2025	H	3,541.67	.00	3,541.67
00001	6/01/2025	0000000	6/01/2025	H	115.75	.00	115.75
00001	6/01/2025	0000000	6/01/2025	H	165.33	.00	165.33
00001	6/01/2025	0000000	6/01/2025	H	437.50	.00	437.50
00001	7/01/2025	0000000	7/01/2025	H	3,541.67	.00	3,541.67
00001	7/01/2025	0000000	7/01/2025	H	115.75	.00	115.75
00001	7/01/2025	0000000	7/01/2025	H	165.33	.00	165.33
00001	7/01/2025	0000000	7/01/2025	H	437.50	.00	437.50
00001	8/01/2025	0000000	8/01/2025	H	3,541.67	.00	3,541.67
00001	8/01/2025	0000000	8/01/2025	H	115.75	.00	115.75
00001	8/01/2025	0000000	8/01/2025	H	165.33	.00	165.33
00001	8/01/2025	0000000	8/01/2025	H	437.50	.00	437.50
00001	9/01/2025	0000000	9/01/2025	H	3,541.67	.00	3,541.67
00001	9/01/2025	0000000	9/01/2025	H	115.75	.00	115.75
00001	9/01/2025	0000000	9/01/2025	H	165.33	.00	165.33
00001	9/01/2025	0000000	9/01/2025	H	437.50	.00	437.50
00001	9/01/2025	0000000	9/01/2025	H	.06	.00	.06
00001	9/01/2025	0000000	9/01/2025	H	1.49	.00	1.49
	GOVERNMENTAL MANAGEMENT SERVICES-CF				21,303.80	.00	21,303.80
00008	5/28/2025	0000000	5/28/2025	H	696.00	.00	696.00
00008	6/27/2025	0000000	6/27/2025	H	862.00	.00	862.00
00008	7/28/2025	0000000	7/28/2025	H	902.00	.00	902.00
00008	8/27/2025	0000000	8/27/2025	H	143.50	.00	143.50
00008	9/29/2025 KUTAK ROCK LLP	0000000	9/29/2025	H	463.50 3,067.00	.00 .00	463.50 3,067.00
00013	5/23/2025	0000000	5/23/2025	H	1,683.60	.00	1,683.60
00013	5/23/2025 US BANK	0000000	5/23/2025	H	2,357.03 4,040.63	.00 .00	2,357.03 4,040.63
	COMPANY TOTAL				35,559.47	.00	35,559.47



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. 7384-05-25

Date: May 6, 2025

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):

Institution : Bank of America, N.A.
ABA # (Wires) : 026009593
ABA # (ACH Only) : 011900254
AMTEC Account Number : 385033805188

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



INVOICE

Customer	Elevation Pointe Community Development District
Acct #	1067
Date	08/25/2025
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 6,163.00
Payment Amount	
Payment for:	Invoice#28919
	100125783

Thank You

Please detach and return with payment



Customer: Elevation Pointe Community Development District

Invoice	Effective	Transaction	Description	Amount
28919	10/01/2025	Renew policy	Policy #100125783 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 8/25/2025 0013001550010000 FY26 insurance renewal	6,163.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 6,163.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914


Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		08/25/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	



ACCOUNT NAME Premium Pointe Cdd,Gms		ACCOUNT # 761656	INV DATE 07/31/25
INVOICE # 0007249614	INVOICE PERIOD Jul 1- Jul 31, 2025	CURRENT INVOICE TOTAL \$216.88	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$216.88	

BILLING ACCOUNT NAME AND ADDRESS

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



PAYMENT DUE DATE: AUGUST 31, 2025

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.

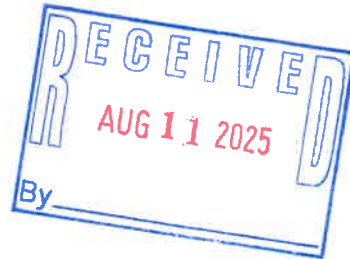
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

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Date	Description	Amount
7/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/3/25-7/10/25	11442156	SAG St Augustine Record	Public Hearing July 25, 2025		\$216.88



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	\$216.88
Service Fee 3.99%	\$8.65
*Cash/Check/ACH Discount	-\$8.65
*Payment Amount by Cash/Check/ACH	\$216.88
Payment Amount by Credit Card	\$225.53

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Premium Pointe Cdd,Gms		761656		0007249614		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$216.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$216.88
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$225.53
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000761656000000000000000072496140002168867174

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Syanne Hall
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:


07/03/2025, 07/10/2025

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 07/10/2025



Legal Clerk



Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost:	\$216.88	
Tax Amount:	\$0.00	
Payment Cost:	\$216.88	
Order No:	11442156	# of Copies:
Customer No:	761656	1
PO #:		

THIS IS NOT AN INVOICE.

Please do not use this form for payment remittance.

ELEVATION POINTE
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026
BUDGET(S); 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 and regular meeting as follows:

DATE: July 25, 2025
TIME: 9:30 a.m.
LOCATION: Offices of GMS-NF
475 West Town Place, Suite 114
St. Augustine, Florida 32092

The purpose of the public hearing is to receive comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). A regular Board meeting of the District will also be held at the above 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, Governmental Management Services (GMS), 219 E. Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record of the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.
Jeremy LeBrun
District Manager

KAITLYN FELTY
Notary Public
State of Wisconsin



ACCOUNT NAME		ACCOUNT #	INV DATE
Premium Pointe Cdd,Gms		761656	08/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007301278	Aug 1- Aug 31, 2025	\$222.32	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$439.20	

BILLING ACCOUNT NAME AND ADDRESS

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



PAYMENT DUE DATE: SEPTEMBER 30, 2025

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

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Date	Description	Amount
8/1/25	Balance Forward	\$216.88

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/1/25-8/8/25	11525237	SAG St Augustine Record	Notice of Budget Hearing		\$222.32

0013105130048000
NTC of budget hearing 8/1/25-8/8/25



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	\$439.20
Service Fee 3.99%	\$17.52
*Cash/Check/ACH Discount	-\$17.52
*Payment Amount by Cash/Check/ACH	\$439.20
Payment Amount by Credit Card	\$456.72

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Premium Pointe Cdd,Gms		761656		0007301278		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$222.32	\$216.88	\$0.00	\$0.00	\$0.00	\$0.00	\$439.20
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$456.72
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

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LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Syanne Hall
GMS
Premiun 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:

08/01/2025, 08/08/2025

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 08/08/2025

Legal Clerk

[Handwritten signature]
[Handwritten signature]

Notary, State of WI, County of Brown

[Handwritten signature]

My commission expires

Publication Cost: \$222.32
Tax Amount: \$0.00
Payment Cost: \$222.32
Order No: 11525237 # of Copies: 1
Customer No: 761656
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DENISE ROBERTS
Notary Public
State of Wisconsin

**ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); 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 and regular meeting as follows:
DATE: August 22, 2025
TIME: 9:30 a.m.

LOCATION: Offices of GMS-NF
475 West Town Place, Suite 114
St. Augustine, Florida 32092

The purpose of the public hearing is to receive comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (FY 2026). A regular Board meeting of the District will also be held at the above 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, Governmental Management Services (GMS), 219 E. Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.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/or meeting may be continued in progress to a date, time certain and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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.
Jeremy LeBrun
District Manager



ACCOUNT NAME Premium Pointe Cdd,Gms		ACCOUNT # 761656	INV DATE 09/30/25
INVOICE # 0007353006	INVOICE PERIOD Sep 1- Sep 30, 2025	CURRENT INVOICE TOTAL \$95.84	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$535.04	

BILLING ACCOUNT NAME AND ADDRESS

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



PAYMENT DUE DATE: OCTOBER 31, 2025

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

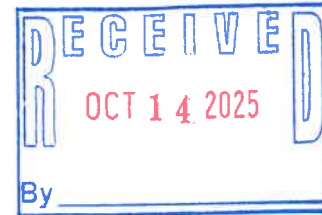
Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
9/1/25	Balance Forward	\$439.20

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/10/25	11640757	SAG St Augustine Record	Notice of Meeting Dates		\$95.84

0013105130048000
notice of meeting
9/10/25



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	\$535.04
Service Fee 3.99%	\$21.35
*Cash/Check/ACH Discount	-\$21.35
*Payment Amount by Cash/Check/ACH	\$535.04
Payment Amount by Credit Card	\$556.39

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Premium Pointe Cdd,Gms		761656		0007353006		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$95.84	\$222.32	\$216.88	\$0.00	\$0.00	\$0.00	\$535.04
REMITTANCE ADDRESS (include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$556.39
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

000076165600000000000000073530060005350467175

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Syanne Hall
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:

09/10/2025

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 09/10/2025

Legal Clerk *Kimberly Young*
Mariah Verhagen
Notary, State of WI, County of Brown
8.25.26

My commission expires

Publication Cost: \$95.84
Tax Amount: \$0.00
Payment Cost: \$95.84
Order No: 11640757 # 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

BOARD OF SUPERVISORS MEETING DATES ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

The Board of Supervisors of the Elevation Pointe Community Development District will hold their regular meetings for Fiscal Year 2026 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 (Exceptions noted below):
October 24, 2025

*Exception: December 5, 2025
January 23, 2026
February 27, 2026
March 27, 2026
April 24, 2026
May 22, 2026
June 26, 2026
July 24, 2026
August 28, 2026
September 25, 2026

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; by calling (407) 841-5524, during normal business hours, or by visiting 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 (407) 841-5524 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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 53**Invoice Date:** 5/1/25**Due Date:** 5/1/25**Case:****P.O. Number:****Bill To:**Elevation Pointe CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025		3,541.67	3,541.67
Website Administration - May 2025		115.75	115.75
Information Technology - May 2025		165.33	165.33
Dissemination Agent Services - May 2025		437.50	437.50
Office Supplies		0.03	0.03
Postage		0.97	0.97
Total			\$4,261.25
Payments/Credits			\$0.00
Balance Due			\$4,261.25

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 54**Invoice Date:** 6/1/25**Due Date:** 6/1/25**Case:****P.O. Number:****Bill To:**Elevation Pointe CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,541.67	3,541.67
Website Administration		115.75	115.75
Information Technology		165.33	165.33
Dissemination Agent Services		437.50	437.50

Total \$4,260.25**Payments/Credits** \$0.00**Balance Due** \$4,260.25

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 55
Invoice Date: 7/1/25
Due Date: 7/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees		3,541.67	3,541.67
Website Administration		115.75	115.75
Information Technology		165.33	165.33
Dissemination Agent Services		437.50	437.50

Total \$4,260.25

Payments/Credits \$0.00

Balance Due \$4,260.25

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 56**Invoice Date:** 8/1/25**Due Date:** 8/1/25**Case:****P.O. Number:****Bill To:**Elevation Pointe CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,541.67	3,541.67
Website Administration		115.75	115.75
Information Technology		165.33	165.33
Dissemination Agent Services		437.50	437.50
Total			\$4,260.25
Payments/Credits			\$0.00
Balance Due			\$4,260.25

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 57**Invoice Date:** 9/1/25**Due Date:** 9/1/25**Case:****P.O. Number:****Bill To:**Elevation Pointe CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,541.67	3,541.67
Website Administration		115.75	115.75
Information Technology		165.33	165.33
Dissemination Agent Services		437.50	437.50
Office Supplies		0.06	0.06
Postage		1.49	1.49
Total			\$4,261.80
Payments/Credits			\$0.00
Balance Due			\$4,261.80

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 28, 2025

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

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. 3568989

Client Matter No. 16223-1

Notification Email: eftgroup@kutakrock.com

Invoice No. 3568989

16223-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/25	J. Johnson	0.80	348.00	Review draft audit and related correspondence
04/06/25	J. Johnson	0.50	217.50	Monitor legislative process relating to matters impacting special districts
04/21/25	J. Johnson	0.30	130.50	Review funding correspondence
TOTAL HOURS		1.60		

TOTAL FOR SERVICES RENDERED \$696.00

TOTAL CURRENT AMOUNT DUE \$696.00

UNPAID INVOICES:

January 27, 2025	Invoice No. 3513820	126.00
February 25, 2025	Invoice No. 3526576	739.50
March 31, 2025	Invoice No. 3541137	977.00
April 28, 2025	Invoice No. 3554893	256.50

TOTAL DUE \$2,795.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 27, 2025

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. 3584178
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. 3584178
16223-1

Re: General Counsel

For Professional Legal Services Rendered

04/25/25	J. Johnson	1.20	522.00	Review packet and prepare for meeting; attend board meeting; post meeting wrap up
05/04/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/28/25	A. Cox	0.70	143.50	Review meeting minutes in preparation of proposed FY26 budget
05/29/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter update
TOTAL HOURS		2.80		

KUTAK ROCK LLP

Elevation Pointe CDD

June 27, 2025

Client Matter No. 16223-1

Invoice No. 3584178

Page 2

TOTAL FOR SERVICES RENDERED \$862.00

TOTAL CURRENT AMOUNT DUE \$862.00

UNPAID INVOICES:

January 27, 2025	Invoice No. 3513820	126.00
February 25, 2025	Invoice No. 3526576	739.50
March 31, 2025	Invoice No. 3541137	977.00
April 28, 2025	Invoice No. 3554893	256.50
May 28, 2025	Invoice No. 3568989	696.00

TOTAL DUE \$3,657.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 28, 2025

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. 3598216

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. 3598216
16223-1

Re: General Counsel

For Professional Legal Services Rendered

06/03/25	A. Cox	0.40	82.00	Prepare draft resolution adopting FY 2026 budget
06/06/25	A. Cox	0.20	41.00	Correspond to Hall regarding budget hearing date and request copy of the resolution approving the budget
06/09/25	A. Cox	0.50	102.50	Review proposed FY2026 Budget, complete budget adoption resolution
06/09/25	K. Jusevitch	0.20	41.00	Confer with Cox regarding budget hearing
06/10/25	A. Cox	1.00	205.00	Draft published notice of public hearing adopt budget and budget funding agreement FY 2026
06/10/25	K. Jusevitch	0.40	82.00	Research budget and assessment history; confer with Cox
06/12/25	A. Cox	0.50	102.50	Draft annual assessment resolution and correspond budget documents to Johnson
06/25/25	K. Jusevitch	0.20	41.00	Confer with Cox regarding budget hearing documents

KUTAK ROCK LLP

Elevation Pointe CDD
July 28, 2025
Client Matter No. 16223-1
Invoice No. 3598216
Page 2

06/26/25	A. Cox	1.00	205.00	Review EP budget hearing notice sent from district manager; ran comparison with our notice and district manager notice and forward redline to Jusevitch; forward our notice of public hearing adopt budget FY 2026 and regular board meeting to district manager
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TOTAL HOURS 4.40

TOTAL FOR SERVICES RENDERED \$902.00

TOTAL CURRENT AMOUNT DUE \$902.00

UNPAID INVOICES:

January 27, 2025	Invoice No. 3513820	126.00
February 25, 2025	Invoice No. 3526576	739.50
March 31, 2025	Invoice No. 3541137	977.00
April 28, 2025	Invoice No. 3554893	256.50
May 28, 2025	Invoice No. 3568989	696.00
June 27, 2025	Invoice No. 3584178	862.00

TOTAL DUE \$4,559.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 27, 2025

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. 3613009

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. 3613009
16223-1

Re: General Counsel

For Professional Legal Services Rendered

07/17/25	A. Cox	0.70	143.50	Draft FY 2026 budget funding agreement and forward to Johnson
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TOTAL HOURS 0.70

TOTAL FOR SERVICES RENDERED \$143.50

TOTAL CURRENT AMOUNT DUE \$143.50

UNPAID INVOICES:

May 28, 2025	Invoice No. 3568989	696.00
June 27, 2025	Invoice No. 3584178	862.00
July 28, 2025	Invoice No. 3598216	902.00

TOTAL DUE \$2,603.50

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general counsel jul 25

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 29, 2025

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. 3627856

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. 3627856
16223-1

Re: General Counsel

For Professional Legal Services Rendered

08/02/25	M. Rigoni	0.10	33.00	Review applicability of worker's compensation statute to supervisors
08/15/25	A. Cox	0.50	102.50	Review 2025-05 ratifying rescheduled FY 26 budget hearing and forward comments to Johnson
08/18/25	J. Johnson	0.40	174.00	Review resolution and correspondence from district management regarding budget
08/22/25	W. Haber	0.40	154.00	Prepare for and participate in board meeting
TOTAL HOURS		1.40		

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general counsel
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KUTAK ROCK LLP

Elevation Pointe CDD
September 29, 2025
Client Matter No. 16223-1
Invoice No. 3627856
Page 2

TOTAL FOR SERVICES RENDERED \$463.50

TOTAL CURRENT AMOUNT DUE \$463.50

UNPAID INVOICES:

May 28, 2025	Invoice No. 3568989	696.00
June 27, 2025	Invoice No. 3584178	862.00
July 28, 2025	Invoice No. 3598216	902.00
August 27, 2025	Invoice No. 3613009	143.50

TOTAL DUE \$3,067.00



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

Invoice Number: 7761326
Account Number: 234024000
Invoice Date: 05/23/2025
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Elevation Pointe CDD
c/o GMS - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801
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: 7761326
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 # 7761326
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: 7761326
 Invoice Date: 05/23/2025
 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 05/01/2025 - 04/30/2026				\$3,750.00
Incidental Expenses 05/01/2025 to 04/30/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion (United Nations 1999).

There are a number of reasons why the number of children in the world is increasing. One of the main reasons is that the number of children who are surviving to adulthood is increasing. This is due to a number of factors, including improved medical care, better nutrition, and a decrease in child mortality. Another reason is that the number of children who are being born is increasing. This is due to a number of factors, including a decrease in the age at which women are having children, and an increase in the number of children who are being born to women who are already having children.

The increase in the number of children in the world is a cause for concern. This is because children are the most vulnerable members of society, and they are often the most neglected. Children who are not properly cared for and educated are more likely to become adults who are poor, ill, and unable to support themselves. This can lead to a cycle of poverty and ill health that can be passed on to future generations.

There are a number of things that can be done to help children in the world. One of the most important things is to ensure that all children have access to basic education. This includes primary and secondary education, as well as vocational training. Education is essential for children to develop their skills and knowledge, and to become productive members of society. Another important thing is to ensure that all children have access to basic health care. This includes immunizations, and treatment for common childhood illnesses.

There are also a number of things that can be done to help children who are in need. This includes providing them with food, clothing, and shelter. It also includes providing them with a safe and stable environment. Children who are in need are often the most vulnerable, and they need our help. We can help them by providing them with the things they need to survive and thrive.

The number of children in the world is increasing, and this is a cause for concern. We need to take action to help children in the world. We need to ensure that all children have access to basic education and health care. We need to provide them with the things they need to survive and thrive. We need to help them become productive members of society. This is the only way to break the cycle of poverty and ill health that is so common in the world.

Journal of Child Psychology and Psychiatry, 2001, 42, 101–102
© Association for Child Psychology and Psychiatry

Elevation Pointe FKA Premium Pointe

Community Development District

Funding Request #56

2/19/26

PAYEE	GENERAL FUND FY26
1 Governmental Management Services	
Invoice # 59 - Management Fees for October 2025	\$ 4,302.53
Invoice # 60 - Management Fees for November 2025	\$ 4,301.76
Invoice # 61 - Management Fees for December 2025	\$ 4,302.53
Invoice # 62 - Management Fees for January 2026	\$ 4,304.08
Invoice # 63 - Management Fees for February 2026	\$ 4,301.76
2 Kutak Rock LLP	
Invoice # 3658941 - General Counsel for October 2025	\$ 2,034.50
Invoice # 3674265 - General Counsel for November 2025	\$ 327.00
Total	\$ 23,874.16

Please make check payable to:

Elevation Pointe CDD

6200 Lee Vista Blvd Suite 300
Orlando FL 32822

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 59**Invoice Date:** 10/1/25**Due Date:** 10/1/25**Case:****P.O. Number:****Bill To:**Elevation Pointe CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,647.92	3,647.92
Website Administration		83.67	83.67
Information Technology		119.50	119.50
Dissemination Agent Services		450.67	450.67
Office Supplies		0.03	0.03
Postage		0.74	0.74
0013105130034000 oct25 ___			
0013105130035200			
0013105130035100			
0013105130031300			
0013105130051000			
0013105130042000			
Total			\$4,302.53
Payments/Credits			\$0.00
Balance Due			\$4,302.53

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 60
Invoice Date: 11/1/25
Due Date: 11/1/25
Case:
P.O. Number:**Bill To:**Elevation Pointe CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,647.92	3,647.92
Website Administration		83.67	83.67
Information Technology		119.50	119.50
Dissemination Agent Services		450.67	450.67
0013105130034000 nov 25			
0013105130035200			
0013105130035100			
0013105130031300			
Total			\$4,301.76
Payments/Credits			\$0.00
Balance Due			\$4,301.76

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 61**Invoice Date:** 12/1/25**Due Date:** 12/1/25**Case:****P.O. Number:****Bill To:**Elevation Pointe CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,647.92	3,647.92
Website Administration		83.67	83.67
Information Technology		119.50	119.50
Dissemination Agent Services		450.67	450.67
Office Supplies		0.03	0.03
Postage		0.74	0.74
0013105130034000			
dec25 management fees			
0013105130035200			
0013105130035100			
0013105130031300			
0013105130051000			
0013105130042000			
		Total	\$4,302.53
		Payments/Credits	\$0.00
		Balance Due	\$4,302.53

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 62**Invoice Date:** 1/1/26**Due Date:** 1/1/26**Case:****P.O. Number:****Bill To:**Elevation Pointe CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,647.92	3,647.92
Website Administration		83.67	83.67
Information Technology		119.50	119.50
Dissemination Agent Services		450.67	450.67
Office Supplies		0.09	0.09
Postage		2.23	2.23
Total			\$4,304.08
Payments/Credits			\$0.00
Balance Due			\$4,304.08

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 63**Invoice Date:** 2/1/26**Due Date:** 2/1/26**Case:****P.O. Number:****Bill To:**Elevation Pointe CDD
219 E Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,647.92	3,647.92
Website Administration		83.67	83.67
Information Technology		119.50	119.50
Dissemination Agent Services		450.67	450.67

Total \$4,301.76**Payments/Credits** \$0.00**Balance Due** \$4,301.76

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 28, 2025

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. 3658941

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. 3658941
16223-1

Re: General Counsel

For Professional Legal Services Rendered

10/08/25	J. Johnson	0.80	348.00	Review correspondences; call with Roth on funding; call to district management
10/10/25	J. Johnson	0.40	174.00	Confer with Flint on budget issues
10/13/25	J. Johnson	0.40	174.00	Confer with Roth; confer with district management
10/14/25	K. Jusevitch	0.80	164.00	Prepare resolution amending direct collection schedule; confer with Johnson
10/19/25	J. Johnson	1.20	522.00	Review resolutions; draft resolution for revised budget collection; confer with district management
10/21/25	J. Johnson	0.40	174.00	Review budget amendment; follow up on resolutions
10/24/25	J. Johnson	1.10	478.50	Prepare for board meeting; attend board meeting; post meeting wrap up
TOTAL HOURS		5.10		

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general counsel oct25

KUTAK ROCK LLP

Elevation Pointe CDD
November 28, 2025
Client Matter No. 16223-1
Invoice No. 3658941
Page 2

TOTAL FOR SERVICES RENDERED \$2,034.50

TOTAL CURRENT AMOUNT DUE \$2,034.50

UNPAID INVOICES:

May 28, 2025	Invoice No. 3568989	696.00
June 27, 2025	Invoice No. 3584178	862.00
July 28, 2025	Invoice No. 3598216	902.00
August 27, 2025	Invoice No. 3613009	143.50
September 29, 2025	Invoice No. 3627856	463.50
October 30, 2025	Invoice No. 3643553	386.50

TOTAL DUE \$5,488.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 19, 2025

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. 3674265

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. 3674265
16223-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/25	P. O'Bryant	0.20	66.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/14/25	J. Johnson	0.30	130.50	Follow up regarding funding issues
11/25/25	J. Johnson	0.30	130.50	Confer with management regarding meetings

TOTAL HOURS 0.80

TOTAL FOR SERVICES RENDERED \$327.00

TOTAL CURRENT AMOUNT DUE \$327.00

0013105130031500
general counsel nov25

SECTION 3

**LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 20, 2026**

**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 20, 2026 at 3:00 PM**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

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

Signature of Landowner or Landowner Representative

Date

Parcel Description

Acreage

Authorized Votes*

[Legal Description on Following Pages]

Total Number of Authorized Votes:

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

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

INSTRUCTIONS

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

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

Nominations are made from the floor.

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

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

SAMPLE AGENDA

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

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

**ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2026
St. Johns County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Thursday, May 14, 2026 at 5:00 p.m.**, at the offices of District Manager, located at 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

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

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

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

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title **“Auditing Services – Elevation Pointe Community Development District”** on the face of it.

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

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

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

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

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

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

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2026, 2027, 2028, 2029 and 2030. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

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

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

SECTION B

**ELEVATION POINTE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Elevation Pointe Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County, Florida and has a general administrative operating fund and debt service fund.

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

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

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC, District Manager, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Elevation Pointe Community Development District.**"

Proposals must be received by **5:00 PM on Thursday, May 14, 2026**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

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