

# **Cedar Pointe Community Development District**

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April 27, 2021

City of Jacksonville City Council  
117 West Duval St., Suite 425  
Jacksonville, Florida 32202

RE: Cedar Pointe  
Community Development District  
Proposed FY 2022 Budgets

To Whom It May Concern:

In accordance with Chapter 190.008 F.S., attached are copies of the proposed fiscal year 2022 budgets for the Cedar Pointe Community Development District which is located within the city of Jacksonville. These budgets are for your review and comments, should you have any. However, no action is necessary on your part.

If you should have any questions regarding this matter please feel free to contact me.

Sincerely,

*Amy Champagne*

Amy Champagne  
Senior District Accountant

**RECEIVED**

APR 30 2021

**CITY COUNCIL  
JACKSONVILLE, FLORIDA**

**EXHIBIT A**  
**Cedar Pointe Community Development District**  
**Approved Proposed Fiscal Year 2022 Annual Operations & Maintenance Budget**

|  | Actual Through<br>03/31/2021 | Anticipated Apr -<br>Sept. | Anticipated FY<br>2021 Total | FY 2021 Adopted<br>Budget | FY 2022<br>Approved<br>Proposed<br>Budget |
|--|------------------------------|----------------------------|------------------------------|---------------------------|---|
| <b>Revenues</b>  |                              |                            |                              |                           |   |
| Maintenance Assessments                                      | \$ 61,428.38                 | \$ 21,996.62               | \$ 83,425.00                 | \$ 83,425.00              | \$ 83,425.00                              |
| Carry Forward Surplus  | 0.00                         | 0.00                       | 0.00                         | 10,000.00                 | 10,000.00                                 |
| <b>Net Revenues</b>  | <b>\$ 61,428.38</b>          | <b>\$ 21,996.62</b>        | <b>\$ 83,425.00</b>          | <b>\$ 93,425.00</b>       | <b>\$ 93,425.00</b>                       |
| <b>Expenditures</b>  |                              |                            |                              |                           |   |
| Supervisor Fees  | \$ 200.00                    | \$ 3,000.00                | \$ 3,200.00                  | \$ 3,200.00               | \$ 3,200.00                               |
| Public Official Insurance                                    | 2,828.00                     | 0.00                       | 2,828.00                     | 2,962.00                  | 3,115.00                                  |
| Trustee Services   | 3,717.38                     | 0.00                       | 3,717.38                     | 3,750.00                  | 3,750.00                                  |
| District Management Fees                                     | 10,000.02                    | 9,999.98                   | 20,000.00                    | 20,000.00                 | 20,000.00                                 |
| Dissemination  | 2,500.00                     | 2,500.00                   | 5,000.00                     | 5,000.00                  | 5,000.00                                  |
| District Counsel   | 46.50                        | 3,053.50                   | 3,100.00                     | 3,100.00                  | 3,100.00                                  |
| Assessment Administration                                    | 5,000.00                     | 0.00                       | 5,000.00                     | 5,000.00                  | 5,000.00                                  |
| Reamortization Schedule                                      | 0.00                         | 250.00                     | 250.00                       | 250.00                    | 250.00                                    |
| Audit Fees   | 0.00                         | 4,000.00                   | 4,000.00                     | 4,000.00                  | 4,000.00                                  |
| Arbitrage  | 0.00                         | 1,000.00                   | 1,000.00                     | 1,000.00                  | 1,000.00                                  |
| Legal Advertising  | 303.01                       | 696.99                     | 1,000.00                     | 1,000.00                  | 1,000.00                                  |
| Office Misc (Phone / Postage / Travel)                       | 221.30                       | 128.70                     | 350.00                       | 350.00                    | 350.00                                    |
| Contingency (Repairs / Maintenance /<br>Improvements / Misc) | 4,880.28                     | 4,757.72                   | 9,638.00                     | 9,638.00                  | 9,285.00                                  |
| Website Maintenance  | 900.00                       | 1,500.00                   | 2,400.00                     | 2,400.00                  | 2,400.00                                  |
| Dues, Licenses & Fees  | 175.00                       | 0.00                       | 175.00                       | 175.00                    | 175.00                                    |
| Electric   | 0.00                         | 750.00                     | 750.00                       | 750.00                    | 750.00                                    |
| Maintenance of Trees/Wetlands                                | 0.00                         | 1,000.00                   | 1,000.00                     | 1,000.00                  | 1,000.00                                  |
| General Insurance  | 3,675.00                     | 175.00                     | 3,850.00                     | 3,850.00                  | 4,050.00                                  |
| Lake Maintenance   | 7,956.00                     | 8,044.00                   | 16,000.00                    | 16,000.00                 | 16,000.00                                 |
| Landscape Maintenance  | 9,050.84                     | 949.16                     | 10,000.00                    | 10,000.00                 | 10,000.00                                 |
| <b>Operation &amp; Maintenance Expenditures</b>              | <b>\$ 51,453.33</b>          | <b>\$ 41,805.05</b>        | <b>\$ 93,258.38</b>          | <b>\$ 93,425.00</b>       | <b>\$ 93,425.00</b>                       |

Units 381

|                  |           |           |
|------------------|-----------|-----------|
| Net Assessment   | \$ 218.96 | \$ 218.96 |
| Gross Assessment | \$ 236.72 | \$ 236.72 |