



Rizzetta & Company

Eagle Pointe Community Development District

**Financial Statements
(Unaudited)**

March 31, 2024

Prepared by: Rizzetta & Company, Inc.

**eaglepointecdd.org
rizzetta.com**

Eagle Pointe Community Development District

Balance Sheet

As of 03/31/2024

(In Whole Numbers)

| | General Fund | Debt Service Fund | Capital Project Fund | Total Gvmnt Fund | Fixed Assets Group | Long-Term Debt |
|--|----------------|-------------------|----------------------|------------------|--------------------|------------------|
| Assets | | | | | | |
| Cash In Bank | 384,536 | 65,205 | 0 | 449,741 | 0 | 0 |
| Investments | 0 | 636,667 | 108 | 636,776 | 0 | 0 |
| Accounts Receivable | 6,251 | 4,819 | 0 | 11,069 | 0 | 0 |
| Refundable Deposits | 6,665 | 0 | 0 | 6,665 | 0 | 0 |
| Fixed Assets | 0 | 0 | 0 | 0 | 7,878,556 | 0 |
| Amount Available in Debt Service | 0 | 0 | 0 | 0 | 0 | 706,691 |
| Amount To Be Provided Debt Service | 0 | 0 | 0 | 0 | 0 | 6,853,309 |
| Total Assets | 397,452 | 706,691 | 108 | 1,104,251 | 7,878,556 | 7,560,000 |
| Liabilities | | | | | | |
| Accounts Payable | 5,899 | 0 | 0 | 5,899 | 0 | 0 |
| Deferred Revenue | 84,597 | 0 | 0 | 84,597 | 0 | 0 |
| Accrued Expenses | 5,995 | 0 | 0 | 5,995 | 0 | 0 |
| Other Current Liabilities | 113 | 0 | 0 | 113 | 0 | 0 |
| Revenue Bonds Payable-Long Term | 0 | 0 | 0 | 0 | 0 | 7,560,000 |
| Deposits Payable | 150 | 0 | 0 | 150 | 0 | 0 |
| Total Liabilities | 96,754 | 0 | 0 | 96,754 | 0 | 7,560,000 |
| Fund Equity & Other Credits | | | | | | |
| Beginning Fund Balance | 25,001 | 397,742 | (8,575) | 414,169 | 0 | 0 |
| Investment In General Fixed Assets | 0 | 0 | 0 | 0 | 7,878,556 | 0 |
| Net Change in Fund Balance | 275,698 | 308,949 | 8,683 | 593,329 | 0 | 0 |
| Total Fund Equity & Other Credits | 300,699 | 706,691 | 108 | 1,007,498 | 7,878,556 | 0 |
| Total Liabilities & Fund Equity | 397,452 | 706,691 | 108 | 1,104,251 | 7,878,556 | 7,560,000 |

See Notes to Unaudited Financial Statements

Eagle Pointe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2024

(In Whole Numbers)

| | Year Ending | Through | Year To Date | |
|---|----------------|----------------|----------------|----------------|
| | 09/30/2024 | 03/31/2024 | 03/31/2024 | |
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Special Assessments | | | | |
| Off Roll | 56,825 | 56,825 | 58,403 | (1,578) |
| Tax Roll | 568,244 | 568,244 | 570,985 | (2,741) |
| Other Misc. Revenues | | | | |
| Clubhouse Rentals | 0 | 0 | 1,051 | (1,051) |
| Total Revenues | 625,069 | 625,069 | 630,439 | (5,370) |
| Expenditures | | | | |
| Legislative | | | | |
| Supervisor Fees | 3,800 | 1,900 | 1,600 | 300 |
| Total Legislative | 3,800 | 1,900 | 1,600 | 300 |
| Financial & Administrative | | | | |
| Accounting Services | 20,049 | 10,025 | 10,025 | 0 |
| Administrative Services | 5,012 | 2,506 | 2,506 | 0 |
| Arbitrage Rebate Calculation | 900 | 450 | 0 | 450 |
| Assessment Roll | 5,569 | 5,569 | 5,569 | 0 |
| Auditing Services | 4,100 | 4,100 | 4,100 | 0 |
| Bank Fees | 0 | 0 | 73 | (73) |
| Disclosure Report | 5,000 | 5,000 | 5,000 | 0 |
| District Engineer | 8,000 | 4,000 | 0 | 4,000 |
| District Management | 22,388 | 11,194 | 11,194 | 0 |
| Dues, Licenses & Fees | 1,550 | 863 | 175 | 687 |
| Financial & Revenue Collections | 4,010 | 2,005 | 2,005 | 0 |
| Legal Advertising | 2,000 | 1,000 | 0 | 1,000 |
| Public Officials Liability Insurance | 2,794 | 2,794 | 2,629 | 165 |
| Trustees Fees | 3,500 | 3,500 | 3,438 | 63 |
| Website Hosting, Maintenance, Backup & E | 2,738 | 1,369 | 1,368 | 0 |
| Total Financial & Administrative | 87,610 | 54,374 | 48,082 | 6,292 |
| Legal Counsel | | | | |
| District Counsel | 15,000 | 7,500 | 9,741 | (2,242) |
| Total Legal Counsel | 15,000 | 7,500 | 9,741 | (2,242) |
| Electric Utility Services | | | | |
| Utility - Street Lights | 35,000 | 17,500 | 23,267 | (5,766) |
| Utility Services | 40,000 | 20,000 | 12,488 | 7,512 |
| Total Electric Utility Services | 75,000 | 37,500 | 35,755 | 1,746 |
| Water-Sewer Combination Services | | | | |
| Utility Services | 15,000 | 7,500 | 5,576 | 1,924 |

See Notes to Unaudited Financial Statements

Eagle Pointe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2024

(In Whole Numbers)

| | Year Ending | Through | Year To Date | |
|--|---------------|------------|--------------|--------------|
| | 09/30/2024 | 03/31/2024 | 03/31/2024 | |
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Total Water-Sewer Combination Services | 15,000 | 7,500 | 5,576 | 1,924 |
| Stormwater Control | | | | |
| Aquatic Maintenance | 25,000 | 12,500 | 13,700 | (1,200) |
| Fountain Service Repair & Maintenance | 3,000 | 1,500 | 0 | 1,500 |
| Midge Fly Treatments | 30,000 | 15,000 | 1,635 | 13,365 |
| Wetland Monitoring & Maintenance | 17,940 | 8,970 | 21,305 | (12,335) |
| Total Stormwater Control | 75,940 | 37,970 | 36,640 | 1,330 |
| Other Physical Environment | | | | |
| General Liability Insurance | 3,416 | 3,416 | 3,214 | 202 |
| Holiday Decorations | 10,000 | 5,000 | 10,807 | (5,807) |
| Irrigation Maintenance & Repair | 10,000 | 5,000 | 5,101 | (101) |
| Landscape Inspection Services | 8,400 | 4,200 | 4,200 | 0 |
| Landscape Maintenance | 91,356 | 45,678 | 84,742 | (39,064) |
| Ornamental Lighting & Maintenance | 1,000 | 500 | 1,000 | (500) |
| Property Insurance | 38,727 | 38,727 | 36,177 | 2,550 |
| Total Other Physical Environment | 162,899 | 102,521 | 145,241 | (42,721) |
| Parks & Recreation | | | | |
| Access Control Maintenance & Repair | 5,000 | 2,500 | 1,735 | 765 |
| Clubhouse Facility Janitorial Supplies | 5,000 | 2,500 | 530 | 1,970 |
| Clubhouse Janitorial Services | 22,000 | 11,000 | 9,738 | 1,262 |
| Computer Support, Maintenance & Repair | 1,500 | 750 | 365 | 386 |
| Employee - Mileage Reimbursement | 350 | 175 | 617 | (442) |
| Landscape & Irrigation Maintenance | 39,600 | 19,800 | 0 | 19,800 |
| Maintenance & Repairs | 15,000 | 7,500 | 10,348 | (2,848) |
| Management Contract | 46,295 | 23,148 | 24,922 | (1,775) |
| Office Supplies | 5,000 | 2,500 | 1,320 | 1,180 |
| Pest Control | 2,500 | 1,250 | 995 | 255 |
| Pest Control & Termite Bond | 750 | 375 | 0 | 375 |
| Playground Equipment & Maintenance | 3,500 | 1,750 | 0 | 1,750 |
| Pool Furniture Replacement | 5,000 | 2,500 | 0 | 2,500 |
| Pool Permits | 375 | 0 | 0 | 0 |
| Pool Repair & Maintenance | 2,000 | 1,000 | 0 | 1,000 |
| Pool Service Contract | 13,200 | 6,600 | 6,600 | 0 |
| Security & Fire Monitoring Services | 750 | 375 | 0 | 375 |
| Security System | 6,000 | 3,000 | 0 | 3,000 |
| Telephone, Internet, Cable | 2,500 | 1,250 | 1,018 | 232 |
| Total Parks & Recreation | 176,320 | 87,973 | 58,189 | 29,785 |
| Special Events | | | | |
| Special Events | 8,000 | 4,000 | 4,238 | (239) |
| Total Special Events | 8,000 | 4,000 | 4,238 | (239) |

See Notes to Unaudited Financial Statements

Eagle Pointe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2024

(In Whole Numbers)

| | Year Ending | Through | Year To Date | |
|---|---------------|------------|--------------|--------------|
| | 09/30/2024 | 03/31/2024 | 03/31/2024 | |
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Contingency | | | | |
| Miscellaneous Contingency | 2,000 | 1,000 | 9,680 | (8,680) |
| Reserve Study | 3,500 | 1,750 | 0 | 1,750 |
| Total Contingency | 5,500 | 2,750 | 9,680 | (6,930) |
| Total Expenditures | 625,069 | 343,988 | 354,742 | (10,755) |
| Total Excess of Revenues Over(Under) Expenditures | 0 | 281,081 | 275,697 | 5,384 |
| Fund Balance, Beginning of Period | 0 | 0 | 25,002 | (25,001) |
| Total Fund Balance, End of Period | 0 | 281,081 | 300,699 | (19,617) |

Eagle Pointe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2024

(In Whole Numbers)

| | Year Ending 09/30/2024 | Through 03/31/2024 | Year To Date 03/31/2024 | |
|--|---------------------------|-----------------------|----------------------------|------------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 10,803 | (10,803) |
| Special Assessments | | | | |
| Tax Roll | 456,026 | 456,026 | 458,224 | (2,198) |
| Total Revenues | <u>456,026</u> | <u>456,026</u> | <u>469,027</u> | <u>(13,001)</u> |
| Expenditures | | | | |
| Debt Service | | | | |
| Interest | 301,026 | 301,026 | 151,494 | 149,532 |
| Principal | 155,000 | 155,000 | 0 | 155,000 |
| Total Debt Service | <u>456,026</u> | <u>456,026</u> | <u>151,494</u> | <u>304,532</u> |
| Total Expenditures | <u>456,026</u> | <u>456,026</u> | <u>151,494</u> | <u>304,532</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>317,533</u> | <u>(317,533)</u> |
| Total Other Financing Sources(Uses) | | | | |
| Interfund Transfer (Expense) | | | | |
| Interfund Transfer | 0 | 0 | (8,584) | 8,584 |
| Total Other Financing Sources(Uses) | <u>0</u> | <u>0</u> | <u>(8,584)</u> | <u>8,584</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>397,742</u> | <u>(397,742)</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>706,691</u> | <u>(706,691)</u> |

Eagle Pointe Community Development District

Statement of Revenues and Expenditures

As of 03/31/2024

(In Whole Numbers)

| | Year Ending 09/30/2024 | Through 03/31/2024 | Year To Date 03/31/2024 | |
|--|---------------------------|-----------------------|----------------------------|-----------------|
| | Annual Budget | YTD Budget | YTD Actual | YTD Variance |
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 98 | (98) |
| Contributions & Donations from Private Sources | | | | |
| Developer Contributions | 0 | 0 | 16,962 | (16,962) |
| Total Revenues | <u>0</u> | <u>0</u> | <u>17,060</u> | <u>(17,060)</u> |
| Expenditures | | | | |
| Other Physical Environment | | | | |
| Improvements Other Than Buildings | 0 | 0 | 16,962 | (16,961) |
| Total Other Physical Environment | 0 | 0 | 16,962 | (16,961) |
| Total Expenditures | <u>0</u> | <u>0</u> | <u>16,962</u> | <u>(16,961)</u> |
| Total Excess of Revenues Over(Under) Expenditures | <u>0</u> | <u>0</u> | <u>98</u> | <u>(98)</u> |
| Total Other Financing Sources(Uses) | | | | |
| Interfund Transfer (Revenue) | | | | |
| Interfund Transfer | 0 | 0 | 8,585 | (8,585) |
| Total Other Financing Sources(Uses) | <u>0</u> | <u>0</u> | <u>8,585</u> | <u>(8,585)</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>0</u> | <u>(8,575)</u> | <u>8,575</u> |
| Total Fund Balance, End of Period | <u>0</u> | <u>0</u> | <u>108</u> | <u>(108)</u> |

**Eagle Pointe CDD
Investment Summary
March 31, 2024**

| <u>Account</u> | <u>Investment</u> | <u>Balance as of March 31, 2024</u> |
|--|--|---|
| Regions Series 2020 Revenue | Goldman Sachs Financial Square Government Fund | \$ 402,250 |
| Regions Series 2020 Interest | Goldman Sachs Financial Square Government Fund | 324 |
| Regions Series 2020 Sinking Fund | Goldman Sachs Financial Square Government Fund | 237 |
| Regions Series 2020 Reserve | Goldman Sachs Financial Square Government Fund | 233,856 |
| | Total Debt Service Fund Investments | \$ <u>636,667</u> |
| | | |
| Regions Series 2020 Acquisition & Construction | Goldman Sachs Financial Square Government Fund | \$ 73 |
| Regions Series 2020 Construction Escrow | Goldman Sachs Financial Square Government Fund | 35 |
| | Total Capital Projects Fund Investments | \$ <u>108</u> |

**Eagle Pointe Community Development District
Summary A/R Ledger
From 03/01/2024 to 03/31/2024**

| Fund_ID | Fund Name | Customer | Invoice Number | AR Account | Date | Balance Due | |
|--------------------------|------------------|------------------|-----------------------|-------------------|-------------|--------------------|------------------|
| 206, 2221 | 206-001 | 206 General Fund | Del Webb Bayview | AR00001688 | 11510 | 03/01/2024 | 246.67 |
| | | | HOA | | | | |
| | 206-001 | 206 General Fund | Manatee County | AR00001272 | 12110 | 10/01/2023 | 6,004.23 |
| | | | Tax Collector | | | | |
| Sum for 206, 2221 | | | | | | | 6,250.90 |
| 206, 2222 | 206-200 | 206 Debt Service | Manatee County | AR00001272 | 12110 | 10/01/2023 | 4,818.49 |
| | | Fund S2020 | Tax Collector | | | | |
| Sum for 206, 2222 | | | | | | | 4,818.49 |
| Sum for 206 | | | | | | | 11,069.39 |
| Sum Total | | | | | | | 11,069.39 |

See Notes to Unaudited Financial Statements

**Eagle Pointe Community Development District
Summary A/P Ledger
From 03/01/2024 to 03/31/2024**

| | Fund Name | GL posting date | Vendor name | Document number | Description | Balance Due |
|------------------|--------------------------|------------------------|--|---------------------------|--------------------------------------|--------------------|
| 206, 2221 | 206 General Fund | 03/01/2024 | Damm Good Plumbing & Air Corporation | 9329363226 | Plumbing Services 02/24 | 240.00 |
| | 206 General Fund | 03/21/2024 | Florida Power & Light Company | 94944-10112 03/24 Autopay | Street Lights # Isles at Bayvi 03/24 | 3,583.87 |
| | 206 General Fund | 03/27/2024 | Manatee County Utilities Department | 100153781 03/24 | 11450 Moonsail Dr. 03/24 | 649.60 |
| | 206 General Fund | 03/27/2024 | Manatee County Utilities Department | 100153668 03/24 | 11005 Moonsail Dr. 03/24 | 138.05 |
| | 206 General Fund | 03/27/2024 | Manatee County Utilities Department | 100153724 03/24 | 8420 Breakers Ln. 03/24 | 155.76 |
| | 206 General Fund | 03/29/2024 | Nick Knows LLC | EPCDD91 | Pressure Wash Pool Furniture 03/24 | 700.00 |
| | 206 General Fund | 03/31/2024 | Peace River Electric Cooperative, Inc. | 182570001 03/24 Autopay | 11404 Carter Rd 03/24 | 32.94 |
| | 206 General Fund | 03/30/2024 | Ron Fugle | 033024 | Balloons for Easter Event 03/24 | 200.00 |
| | 206 General Fund | 03/25/2024 | Tier 1 Pest Solutions LLC | 56775 | Pest Control Services 02/24 | 199.00 |
| | Sum for 206, 2221 | | | | | 5,899.22 |
| | Sum for 206 | | | | | 5,899.22 |
| | Sum Total | | | | | 5,899.22 |

**EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS SERIES 2020**

Construction Account Activity Through March 31, 2024

| | | | |
|-----------------|-------------------------------|--------------------------|---------------------|
| Inflows: | Debt Proceeds | \$ | 7,140,004.10 |
| | Underwriter Discount | | 157,100.00 |
| | | | 7,297,104.10 |
| | | | 7,297,104.10 |
| | Interest Earnings | | 1,125.44 |
| | Transfers from Reserve | | 10,594.66 |
| | | | 10,594.66 |
| | | Total Inflows: \$ | 7,308,824.20 |

| Requisition Date | Requisition Number | Contractor | Amount | Status as of 03/31/24 |
|---------------------|-----------------------|------------------------------|---------------------|--------------------------|
| 07/29/20 | COI | Underwriter Discount | \$ (157,100.00) | Cleared |
| 07/29/20 | COI | Rizzetta & Company, Inc. | (35,000.00) | Cleared |
| 07/29/20 | COI | Greenburg Traurig, P.A. | (45,000.00) | Cleared |
| 07/29/20 | COI | Squire Patton Boggs LLP | (5,000.00) | Cleared |
| 07/29/20 | COI | Gray Robinson, P.A. | (40,000.00) | Cleared |
| 07/29/20 | COI | Hopping Green & Sams | (38,500.00) | Cleared |
| 07/29/20 | COI | Regions Bank | (5,250.00) | Cleared |
| 08/11/20 | COI | Imagemaster | (1,250.00) | Cleared |
| | | Total COI Expenses: | (327,100.00) | |
| 08/13/20 | CR 1 | RIPA & Associates, LLC | (149,076.84) | Cleared |
| 09/02/20 | CR 2 | Armorock, LLC | (22,675.00) | Cleared |
| 09/02/20 | CR 3 | Atlantic TNG, LLC | (46,014.20) | Cleared |
| 09/02/20 | CR 4 | GeoPoint Surveying, Inc. | (3,600.00) | Cleared |
| 09/02/20 | CR 5 | RIPA & Associates, LLC | (186,631.53) | Cleared |
| 09/29/20 | CR 6 | Atlantic TNG, LLC | (16,170.90) | Cleared |
| 09/30/20 | CR 7 | RIPA & Associates, LLC | (474,604.18) | Cleared |
| 11/11/20 | CR 8 | Armorock, LLC | (82,014.00) | Cleared |
| 11/11/20 | CR 9 | Atlantic TNG, LLC | (30,939.60) | Cleared |
| 11/11/20 | CR 10 | County Materials Corporation | (102,858.04) | Cleared |
| 11/11/20 | CR 11 | RIPA & Associates, LLC | (567,247.57) | Cleared |
| 11/12/20 | CR 12 | Creative Sign Designs | (4,922.50) | Cleared |
| 11/25/20 | CR 13 | Masterpiece Design Group | (29,077.25) | Cleared |
| 12/11/20 | CR 14 | Atlantic TNG, LLC | (9,672.90) | Cleared |
| 12/11/20 | CR 15 | Kimes Engineering | (5,100.00) | Cleared |
| 12/11/20 | CR 16 | RIPA & Associates, LLC | (291,528.84) | Cleared |
| 12/17/20 | CR 17 | KL Eagle Pointe LLC | (118,191.76) | Cleared |
| 12/15/20 | CR 18 | Atlantic TNG, LLC | (18,866.05) | Cleared |
| 12/15/20 | CR 19 | Ferguson Waterworks | (45,219.18) | Cleared |
| 12/15/20 | CR 20 | Mortensen Engineering, Inc | (15,000.00) | Cleared |
| 12/22/20 | CR 21 | Atlantic TNG, LLC | (2,758.80) | Cleared |
| 12/22/20 | CR 22 | Eco-Logic Services | (42,325.00) | Cleared |
| 12/22/20 | CR 23 | Ferguson Waterworks | (20,750.54) | Cleared |

**EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS SERIES 2020**

Construction Account Activity Through March 31, 2024

| | | | | |
|----------|-------|------------------------------|--------------|---------|
| 01/12/21 | CR 24 | Mortensen Engineering, Inc | (3,760.00) | Cleared |
| 01/12/21 | CR 25 | Ferguson Waterworks | (32,741.04) | Cleared |
| 01/12/21 | CR 26 | Armorock, LLC | (5,605.00) | Cleared |
| 01/12/21 | CR 27 | County Materials Corporation | (21,965.78) | Cleared |
| 01/12/21 | CR 28 | Eco-Logic Services | (47,625.00) | Cleared |
| 01/12/21 | CR 29 | Ferguson Waterworks | (213,874.65) | Cleared |
| 01/12/21 | CR 30 | RIPA & Associates, LLC | (313,074.55) | Cleared |
| 02/28/21 | CR 31 | Cemex, Inc. | (1,308.00) | Cleared |
| 02/28/21 | CR 32 | CJC Shell, LLC | (146.10) | Cleared |
| 02/28/21 | CR 33 | Ferguson Waterworks | (74,933.05) | Cleared |
| 02/28/21 | CR 34 | Marolf Environmental, Inc. | (44,055.56) | Cleared |
| 02/28/21 | CR 35 | Mortensen Engineering Inc | (6,000.00) | Cleared |
| 02/28/21 | CR 36 | RIPA & Associates, LLC | (433,973.08) | Cleared |
| 02/28/21 | CR 37 | Cemex, Inc. | (25,070.00) | Cleared |
| 02/28/21 | CR 38 | CJC Shell, LLC | (38,086.32) | Cleared |
| 02/28/21 | CR 39 | Clearview Land Design | (529.80) | Cleared |
| 03/31/21 | CR 41 | Ferguson Waterworks | (39,201.36) | Cleared |
| 03/31/21 | CR 42 | Mortensen Engineering Inc | (9,000.00) | Cleared |
| 04/30/21 | CR 40 | Maschmeyer | (8,225.00) | Cleared |
| 04/30/21 | CR 43 | RIPA & Associates, LLC | (448,098.26) | Cleared |
| 04/30/21 | CR 44 | Creative Sign Designs | (1,731.50) | Cleared |
| 04/30/21 | CR 45 | Ferguson Waterworks | (17,883.80) | Cleared |
| 04/30/21 | CR 46 | Maschmeyer | (28,333.00) | Cleared |
| 04/30/21 | CR 47 | Mortensen Engineering Inc | (5,000.00) | Cleared |
| 05/31/21 | CR 48 | Clearview Land Design | (182.08) | Cleared |
| 05/31/21 | CR 49 | Maschmeyer | (34,551.50) | Cleared |
| 05/31/21 | CR 50 | Masterpiece Design Group | (29,077.25) | Cleared |
| 05/31/21 | CR 51 | Signature Privacy Wall | (217,639.50) | Cleared |
| 05/31/21 | CR 52 | Armorock, LLC | (2,368.00) | Cleared |
| 05/31/21 | CR 53 | Clearview Land Design | (1,317.50) | Cleared |
| 05/31/21 | CR 54 | Maschmeyer | (464.00) | Cleared |
| 05/31/21 | CR 55 | Mortensen Engineering Inc | (5,000.00) | Cleared |
| 05/31/21 | CR 56 | Clearview Land Design | (637.28) | Cleared |
| 05/31/21 | CR 57 | Ferguson | (90,453.14) | Cleared |
| 05/31/21 | CR 58 | Level Up Consulting | (26,623.28) | Cleared |
| 05/31/21 | CR 59 | Maschmeyer | (28,200.00) | Cleared |
| 05/31/21 | CR 60 | Bonnett Design Group | (1,371.61) | Cleared |
| 05/31/21 | CR 61 | Clearview Land Design | (745.70) | Cleared |
| 05/31/21 | CR 62 | Eco-Logic Services | (1,150.00) | Cleared |
| 05/31/21 | CR 63 | Mortensen Engineering Inc | (8,295.00) | Cleared |
| 06/30/21 | CR 64 | RIPA & Associates, LLC | (565,602.96) | Cleared |
| 06/30/21 | CR 65 | RIPA & Associates, LLC | (163,500.26) | Cleared |
| 06/30/21 | CR 66 | Maschmeyer | (2,954.00) | Cleared |
| 06/30/21 | CR 67 | RIPA & Associates, LLC | (199,629.91) | Cleared |
| 06/30/21 | CR 68 | RIPA & Associates, LLC | (312,233.95) | Cleared |
| 07/31/21 | CR 69 | Clearview Land Design | (1,806.87) | Cleared |

**EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS SERIES 2020**

Construction Account Activity Through March 31, 2024

| | | | | |
|----------|-----------|----------------------------------|--------------|---------|
| 07/31/21 | CR 70 | Eco-Logic Services | (10,185.00) | Cleared |
| 07/31/21 | CR 71 | Level Up Consulting | (3,712.00) | Cleared |
| 07/31/21 | CR 72 | Maschmeyer | (5,485.00) | Cleared |
| 07/31/21 | CR 73 | Mortensen Engineering Inc | (7,447.50) | Cleared |
| 08/31/21 | CR 74 | Fedco Communications & Utilities | (3,675.00) | Cleared |
| 08/31/21 | CR 75 | RIPA & Associates, LLC | (135,424.88) | Cleared |
| 08/31/21 | CR 76 | RIPA & Associates, LLC | (97,918.84) | Cleared |
| 08/31/21 | CR 77 | Level Up Consulting | (7,160.00) | Cleared |
| 08/31/21 | CR 78 | SiteOne Landscape Supply, LLC | (7,315.48) | Cleared |
| 08/31/21 | CR 79 | Everde | (8,377.00) | Cleared |
| 10/31/21 | CR 80 | Clearview Land Design | (1,064.00) | Cleared |
| 10/31/21 | CR 81 | Everde | (6,291.00) | Cleared |
| 10/31/21 | CR 82 | Level Up Consulting | (1,640.00) | Cleared |
| 10/31/21 | CR 83 | Mortensen Engineering Inc | (4,245.00) | Cleared |
| 10/31/21 | CR 84 | RIPA & Associates, LLC | (7,315.00) | Cleared |
| 10/31/21 | CR 85 | SiteOne Landscape Supply, LLC | (3,991.29) | Cleared |
| 10/31/21 | CR 86 | Creative Sign Design | (3,341.00) | Cleared |
| 10/31/21 | CR 87 | SiteOne Landscape Supply, LLC | (27,693.09) | Cleared |
| 10/31/21 | CR 91 | Pulte Home Company | (250,000.00) | Cleared |
| 11/30/21 | CR 88 | Brightview Landscape Development | (5,940.00) | Cleared |
| 11/30/21 | CR 89 | Clearview Land Design | (3,500.00) | Cleared |
| 11/30/21 | CR 90 | Fedco Communications & Utilities | (67,968.32) | Cleared |
| 11/30/21 | CR 92 | Level Up Consulting | (12,500.00) | Cleared |
| 11/30/21 | CR 93 | Brightview Landscape Development | (42,840.00) | Cleared |
| 11/30/21 | CR 94 | Brightview Landscape Development | (14,400.00) | Cleared |
| 11/30/21 | CR 95 | Eco-Logic Services | (16,050.00) | Cleared |
| 11/30/21 | CR 96 RET | RIPA & Associates, LLC | (218,729.59) | Cleared |
| 11/30/21 | CR 97 | Clearview Land Design | (1,119.66) | Cleared |
| 11/30/21 | CR 98 | Signature Privacy Wall | (8,580.00) | Cleared |
| 12/31/21 | CR 99 | Brightview Landscape Development | (21,750.30) | Cleared |
| 12/31/21 | CR 100 | RIPA & Associates, LLC | (24,806.40) | Cleared |
| 12/31/21 | CR 101 | RIPA & Associates, LLC | (10,000.00) | Cleared |
| 01/31/22 | CR 102 | Clearview Land Design | (465.00) | Cleared |
| 01/31/22 | CR 103 | Eco-Logic Services | (3,695.00) | Cleared |
| 01/31/22 | CR 104 | Fedco Communications & Utilities | (36,839.50) | Cleared |
| 01/31/22 | CR 105 | Level Up Consulting | (29,316.30) | Cleared |
| 01/31/22 | CR 106 | SiteOne Landscape Supply, LLC | (2,450.14) | Cleared |
| 01/24/22 | CR 107 | Level Up Consulting | (22,532.04) | Cleared |
| 01/24/22 | CR 108 | Mortensen Engineering Inc | (2,000.00) | Cleared |
| 03/04/22 | CR 109 | Clearview Land Design | (1,080.00) | Cleared |
| 03/04/22 | CR 110 | Level Up Consulting | (23,227.10) | Cleared |
| 03/04/22 | CR 111 | Mortensen Engineering Inc | (6,000.00) | Cleared |
| 11/06/23 | CR112 | KL Eagle Pointe LLC | (14,276.30) | Cleared |

Total Requisitions: (6,981,616.05)

**EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS SERIES 2020**

Construction Account Activity Through March 31, 2024

Total COI and Requisitions: (7,308,716.05)

Total Outflows: (7,308,716.05)

Series 2020 Construction Fund Balance at March 31, 2024 \$ 108.15

**EAGLE POINTE CDD
COMMUNITY DEVELOPMENT DISTRICT
Custody Account - Series 2020**

Construction Custody Account Activity Through March 31, 2024

| | | | |
|-----------------|---------------------------------------|-----------|-------------------|
| Inflows: | Developer Contributions | \$ | 467,383.81 |
| | Due from Developer | | - |
| | Total Developer Contributions: | | 467,383.81 |

Total Inflows \$ 467,383.81

Outflows:

| Requisition Date | Requisition Number | Contractor | Amount | Status As of 03/31/24 |
|-----------------------------|-------------------------------|-------------------------------------|----------------|----------------------------------|
| 04/21/22 | CUS 1 | BrightView Landscape Development | \$ (38,253.60) | Cleared |
| 04/21/22 | CUS 2 | Clearview Land Design, PL | (1,295.36) | Cleared |
| 04/21/22 | CUS 3 | LevelUp Consulting, LLC | (27,403.70) | Cleared |
| 04/21/22 | CUS 4 | Mortensen Engineering, Inc. | (6,000.00) | Cleared |
| 05/26/22 | CUS 5 | Clearview Land Design, PL | (1,570.00) | Cleared |
| 05/26/22 | CUS 6 | GeoPoint Surveying, Inc. | (7,150.00) | Cleared |
| 05/26/22 | CUS 7 | LevelUp Consulting, LLC | (13,795.52) | Cleared |
| 05/26/22 | CUS 8 | Mortensen Engineering, Inc. | (7,245.00) | Cleared |
| 09/15/22 | CUS 9 | BrightView Landscape Development | (68,895.43) | Cleared |
| 09/15/22 | CUS 10 | Clearview Land Design, PL | (9,779.64) | Cleared |
| 09/15/22 | CUS 11 | Eco-Logic Services, LLC | (6,575.00) | Cleared |
| 09/15/22 | CUS 12 | Everde Growers | (20,662.00) | Cleared |
| 09/15/22 | CUS 13 | GeoPoint Surveying, Inc. | (14,700.00) | Cleared |
| 09/15/22 | CUS 14 | LevelUp Consulting, LLC | (8,400.16) | Cleared |
| 10/11/22 | CUS 15 | BrightView Landscape Development | (54,991.22) | Cleared |
| 10/11/22 | CUS 16 | Creative Sign Designs | (3,063.50) | Cleared |
| 10/11/22 | CUS 17 | GeoPoint Surveying, Inc. | (9,995.00) | Cleared |
| 10/11/22 | CUS 18 | SiteOne Landscape Supply, LLC | (12,721.45) | Cleared |
| 12/13/22 | CUS 19 | BrightView Landscape Development | (2,889.00) | Cleared |
| 12/13/22 | CUS 20 | Clearview Land Design, PL | (180.00) | Cleared |
| 12/13/22 | CUS 21 | GeoPoint Surveying, Inc. | (3,600.00) | Cleared |
| 12/13/22 | CUS 22 | Manatee County Utilities Department | (590.00) | Cleared |
| 01/24/23 | CUS 23 | BrightView Landscape Development | (27,773.28) | Cleared |
| 01/24/23 | CUS 24 | Clearview Land Design, PL | (23.45) | Cleared |
| 01/24/23 | CUS 25 | Ballenger Irrigation | (2,360.00) | Cleared |
| 01/24/23 | CUS 26 | BrightView Landscape Development | (4,505.00) | Cleared |
| 01/24/23 | CUS 27 | LevelUp Consulting, LLC | (3,973.15) | Cleared |
| 01/31/23 | CUS 28 | BrightView Landscape Development | (13,088.60) | Cleared |
| 02/21/23 | CUS 29 | Clearview Land Design, PL | (1,440.00) | Cleared |
| 03/15/23 | CUS 30 | LevelUp Consulting LLC | (4,053.44) | Cleared |
| 05/04/23 | CUS 31 | GeoPoint Surveying, Inc. | (700.00) | Cleared |
| 05/22/23 | CUS32 | BrightView Landscape Development | (19,806.00) | Cleared |
| 05/22/23 | CUS33 | LevelUp Consulting LLC | (8,371.68) | Cleared |
| 07/20/23 | CUS 34 | Ripa & Associates, LLC | (9,898.50) | Cleared |
| 09/11/23 | CUS 35 | LevelUp Consulting LLC | (6,133.37) | Cleared |
| 09/11/23 | CUS 36 | GeoPoint Surveying, Inc. | (19,148.00) | Cleared |
| 09/11/23 | CUS 37 | LevelUp Consulting LLC | (9,392.16) | Cleared |
| 12/06/23 | CUS 38 | Kutak Rock | | VOID |
| 03/21/24 | CUS 39 | Clearview Land Design, PL | (249.60) | Cleared |
| 03/21/24 | CUS 40 | GeoPoint Surveying, Inc. | (16,502.00) | Cleared |
| 03/21/24 | CUS 41 | Clearview Land Design, PL | (210.00) | Cleared |

Total Requisitions: (467,383.81)

Total Requisitions: (467,383.81)

Total Outflows: (467,383.81)

Series 2021 Custody Account Balance at March 31, 2024 \$ -

Eagle Pointe Community Development District
Notes to Unaudited Financial Statements
March 31, 2024

Balance Sheet

1. Trust statement activity has been recorded through 03/31/2024.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

1. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.