

*Cypress Bluff
Community Development District*

April 28, 2020

Cypress Bluff

Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092

Phone: 904-940-5850 - Fax: 904-940-5899

April 21, 2020

Board of Supervisors
Cypress Bluff
Community Development District

Dear Board Members:

The Cypress Bluff Community Development District Meeting is scheduled for **Tuesday, April 28, 2020 at 1:30 p.m.** at using Zoom media technology. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes
 - A. February 25, 2020 Meeting
 - B. April 13, 2020 Special Meeting
- IV. Consideration of Resolution 2020-09, Ratifying the Sale of Bonds
- V. Consideration of Amendment to the Disclosure of Public Financing
- VI. Consideration of Authorizing Resolution for Establishment of a Florida PRIME Account
- VII. Ratification of Agreement with Sunstate for Landscape and Irrigation Installation
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - 1. Ratification of Requisition No. 36-41
 - 2. Consideration of Requisition Nos. 42-44
 - C. District Manager
- IX. Financials Reports
 - A. Balance Sheet and Income Statement
 - B. Check Register
- X. Supervisor's Requests and Audience Comments
- XI. Other Business
- XII. Next Scheduled Meeting – May 26, 2020 at 1:30 p.m. at the Duval County Southeast Regional Library
- XIII. Adjournment

Enclosed under the third order of business for your review and approval is a copy of the minutes of the February 25, 2020 Board of Supervisors meeting and April 13, 2020 special meeting.

The fourth order of business is consideration of resolution 2020-09, ratifying the sale of the bonds. A copy of the resolution is enclosed for your review and approval.

The fifth order of business is consideration of amended and restated disclosure of public financing. A copy of the disclosure is enclosed for your review and approval.

The sixth order of business is consideration of authorizing resolution for establishment of a Florida PRIME account. A copy of the resolution is enclosed for your review and approval.

The seventh order of business is ratification of agreement with Sunstate for landscape and irrigation installation. A copy of the agreement will be provided under separate cover.

The remainder of the agenda is general in nature. Staff will present their reports during the meeting.

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850.

Sincerely,

James Perry

James Perry

District Manager
Cypress Bluff Community
Development District

AGENDA

Cypress Bluff Community Development District Agenda

Tuesday
April 28, 2020
1:30 p.m.

Meeting via Zoom
Dial-In: (646) 876-9923
Online: <https://zoom.us/join>
Meeting ID#: 928 5455 4522
Password: 294919
www.CypressBluffCDD.com

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 - A. Balance Sheet and Income Statement

B. Check Register

X. Supervisor's Requests and Audience Comments

XI. Other Business

XII. Next Scheduled Meeting – May 26, 2020 at 1:30 p.m. at the Duval County Southeast Regional Library

XIII. Adjournment

MINUTES

A.

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, February 25, 2020 at 1:30 p.m. at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Richard Ray	Chairman
John Holmes	Vice Chairman
Chris Price	Supervisor
Steven Grossman	Supervisor
John Hewins	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel
Brad Weeber	District Engineer
Joe Muhl	PARC Group
Mikey White	PARC Group
David Ray	GMS
Sete Zare	MBS Capital Markets
Brett Sealy	MBS Capital Markets (by phone)
Lo Etienne	Bryant Miller Olive (by phone)

The following is a summary of the discussions and actions taken at the February 25, 2020 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 28, 2020 Meeting

There were no comments on the minutes.

On MOTION by Mr. Price seconded by Mr. Richard Ray with all in favor the minutes of the January 28, 2020 Board of Supervisors meeting were approved.

FOURTH ORDER OF BUSINESS**Financing Matters**

The following items were taken out of order from the agenda.

Ms. Buchanan stated it is the District's intent to move forward with issuing a second series of bonds to cover the northern parcels.

B. Supplemental Engineer's Report

Mr. Weeber gave an overview of the supplemental engineer's report and noted there will be a minor change to the unit counts made following the meeting. Mr. Richard Ray asked that the spelling of Axiom be corrected throughout the report.

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor the supplemental engineer's report was approved in substantial form.

C. Supplemental Assessment Report

Mr. Perry gave an overview of the supplemental assessment report and noted the version distributed at the meeting includes updated unit counts.

On MOTION by Mr. Richard Ray seconded by Mr. Price with all in favor the supplemental assessment report was approved in substantial form.

A. Delegation Resolution 2020-06

- 1. Supplemental Indenture**
- 2. PLOM**
- 3. Bond Purchase Agreement**
- 4. Continuing Disclosure Agreement**

Ms. Etienne gave a brief overview of resolution 2020-06, which sets forth the terms of the Series 2020 bonds and approves forms of the supplemental indenture, preliminary offering memorandum, bond purchase agreement and continuing disclosure agreement, copies of which were included in the agenda package.

On MOTION by Mr. Holmes seconded by Mr. Price with all in favor delegation resolution 2020-06 was approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposals for Installation of Electrical Improvements**

Mr. Weeber informed the Board that no proposals were received by the due date listed in the RFP notice. The Board made the following motion to authorize negotiations with First Coast Electric for installation of the electrical improvements.

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor installation of electrical improvements by First Coast Electric was approved at an amount not to exceed \$195,000 subject to final review by the Chairman.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2020-07, Adopting an Internal Controls Policy**

Mr. Perry stated this policy is a requirement of Florida Statutes. Since the District has an annual audit, we have to certify that internal controls are in place so overall it doesn't affect the District, but this formalizes the requirement by the State.

On MOTION by Mr. Holmes seconded by Mr. Hewins with all in favor Resolution 2020-07, adopting an internal controls policy was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

There being nothing to report, the next item followed.

B. District Engineer – Consideration of Requisition Nos. 33-35

Mr. Weeber stated all three requisitions are related to the amenity center and the total for all three comes to \$95,937.67.

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor requisitions 33 through 35 were approved.

C. District Manager

There being nothing to report, the next item followed.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Income Statement

B. Check Register

Copies of the financial reports and check register were included in the agenda package.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor the check register was approved.

NINTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 24, 2020
at 1:30 p.m. at the Duval County Southeast
Regional Library**

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Grossman seconded by Mr. Hewins with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The special Board of Supervisors meeting of the Cypress Bluff Community Development District was held Monday, April 13, 2020 at 1:30 p.m. using *Zoom* media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Richard Ray	Chairman
John Holmes	Vice Chairman
Chris Price	Supervisor
Steven Grossman	Supervisor
John Hewins	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel
Brad Weeber	District Engineer
Mikey White	PARC Group
David Ray	GMS
Ernesto Torres	GMS
Sete Zare	MBS Capital Markets
Brett Sealy	MBS Capital Markets
Tom Radicioni	BNY Mellon

The following is a summary of the discussions and actions taken at the April 13, 2020 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Consideration of Financing Related Matters

A. Resolution 2020-08, Equalizing and Levying Special Assessments

Ms. Buchanan stated we previously adopted a master lien assessment resolution, so you've adopted the umbrella lien. This resolution identifies specific terms of the assessments that relate only to the Series 2020 bonds, so the whereas just notes that you've already done your master assessment process, and then incorporates the bond purchase agreement for \$7,705,000 of special assessment bonds.

Ms. Buchanan gave an overview of the various sections within the resolution and exhibits attached to the resolution.

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor Resolution 2020-08, Equalizing and Levying Special Assessments was approved.

B. Completion Agreement

Ms. Buchanan stated the completion agreement is an obligation between the District and the developer for the remainder of the capital improvement plan. As you recall, we did increase the capital improvement last year by adding Apex and Axium Roads, so essentially, E-Town Development is going to be obligated to finance and fund the improvements that are not going to be funded out of the master CIP. I do want to point out an exception to this and that is the parties have been negotiated since the agenda was distributed that there will be subsection 3D, which specifically acknowledges the developer has transferred the obligation to construct Axium Parkway to Toll, one of the builders in the community, so while the developer still accepts the responsibility to complete the improvements, everyone understands that it is currently the intent of the parties that the developer assigns that obligation to one of the builders, and that is included in the offering statement for the bonds.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor the completion agreement was approved in substantial form.

C. Collateral Assignment of Development Rights

Ms. Buchanan stated this is an agreement between the District, the landowner Eastland Timber, and the developer. Essentially, this is a belt and suspenders document that in the event the landowner does not pay its special assessments and the District is required to move forward

with enforcement actions, then both the landowner and developer agreed that if the District takes the property, they will assign over all of the development rights associated with that property.

On MOTION by Mr. Richard Ray seconded by Mr. Price with all in favor the collateral assignment of development rights was approved in substantial form.

D. True-Up Agreement

Ms. Buchanan stated the true-up agreement is the document between the District and Eastland Timber in connection with the number of units that are going to be platted on the land subject to the assessments. This essentially commits the landowner to develop the number of units that the District has used in its assessment calculations. This land is under contract, so while Eastland Timber will execute this true-up agreement, it is anticipated that it would be assigned to the end user, Pulte, the builder here in this case, when they close. We have true-up agreements in this same form for all of the builders in the community, because that is an agreement that needs to be executed at that level to ensure the District has the right unit count mix, so what I'd like for you to do today is approve the form of this true-up agreement for use of Eastland Timber, and then the five other builders that are identified in the supplemental assessment methodology report.

There are some units that are going to be levied on the 2020 land, but there is also extra capacity in what we would have referred to as a 2019 assessment area, so those parcels that were subject to the 2019 debt had a couple of units here and there that they weren't able to add on, so we've added them on to the 2020 allocation for debt.

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor the true-up agreement was approved in substantial form.

E. Declaration of Consent

Ms. Buchanan stated the declaration of consent will also be signed by all of the landowners, including the builders. It's essentially acknowledgement of the District's establishment, properly levied assessment process and a waiver of some of the rights for

prepayment provided for in Chapter 170. They also acknowledge and agree to the special assessments and financing documents.

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor the declaration of consent was approved in substantial form.

F. Acquisition Package

This item was an addition to the agenda.

Ms. Buchanan stated District staff has been working with the developer to identify the improvements that were constructed by the developer and are intended to be acquired, or improvements that have been conveyed to other government entities. We've also worked with the District Engineer to identify all of the contracts that are in place. You'll recall that early on we adopted a resolution that authorized the District to accept certain improvements, and also authorized the developer to convey those improvements to other third party entities, like JEA, or the City of Jacksonville, but we were still able to give them credit for that work. Essentially, this acquisition package includes the improvements that are intended to be funded out of the 2020 bond proceeds. We have approximately \$10 million in eligible project costs, but only about \$7 million in bond proceeds. But we run all of this through the District, so we have the acquisition on record. As always, we require an affidavit from the developer indicating they've paid these amounts and that it's part of the project, and then we would also get an acknowledgement and release from the contractor, the form of which is included for the landscaping vendor. We've also included a certificate from the engineer certifying the amount of the project and that the projects are within the District's capital improvement plan. Lastly is the bill of sale, which transfers the property to the CDD.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor the acquisition package was approved in substantial form with the Chairman authorized to finalize and the District authorized to transfer certain improvements to JEA, with staff authorized to submit the requisition upon completion of the acquisition package.

FOURTH ORDER OF BUSINESS

**Supervisor's Requests and Audience
Comments**

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 28, 2020 at
1:30 p.m. using Zoom media technology**

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2020-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cypress Bluff Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2020, in the par amount of \$7,705,000 (“Series 2020 Bonds”); and

WHEREAS, the District closed on the sale of the Series 2020 Bonds on April 15, 2020; and

WHEREAS, as prerequisites to the issuance of the Series 2020 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2020 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The sale, issuance, and closing of the Series 2020 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2020 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such

bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2020 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2020 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of April, 2020.

ATTEST:

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

FIFTH ORDER OF BUSINESS

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Cypress Bluff Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, Florida 32902

**AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCING AND
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

THIS AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT AMENDS THE DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT RECORDED IN DUVAL COUNTY OFFICIAL RECORDS BOOK 18716, PAGE 694.

**Board of Supervisors¹
Cypress Bluff Community Development District**

Richard Ray
Chairperson

John Hewins
Assistant Secretary

John Holmes
Vice Chairperson

Steve Grossman
Assistant Secretary

Chris Price
Assistant Secretary

Governmental Management Services, LLC
District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32902
(904) 940-5850
(“District Manager’s Office”)

District records are on file at the District Manager’s Office, as listed above, and at the Local Records Office at [REDACTED], and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of April 15, 2020. For a current list of Board Members, please contact the District Manager’s Office.

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CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Cypress Bluff Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of the following improvements: transportation improvements, water and sewer improvements, stormwater management system, recreational improvements, hardscape, landscape and other related public infrastructure.

DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for the financing and maintenance of certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (“**Act**”), and established by Ordinance No. 2018-335-E enacted by the City Council of the City of Jacksonville, Florida, which was effective on June 29, 2018, and as amended by Ordinance 2019-599-E enacted by the City Council of the City of Jacksonville, Florida, which was effective on October 28, 2019. The District encompasses 1,273.92 acres of land located entirely within the boundaries of the City of Jacksonville (“**City**”) and Duval County, Florida (“**County**”). As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (“**Board**”), the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing at such time as the following two conditions have been satisfied: i) six years have passed from the date of the initial appointment of Supervisors and ii) a minimum of two hundred fifty (250) qualified electors reside within the District, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in the County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally

subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements funded?**

The District is comprised of approximately 1,273.92 acres located entirely within the City. The legal description of the lands encompassed within the District is attached hereto as **Exhibit "A."** The public infrastructure necessary to support the District's development program includes, but is not limited to: E-Town Parkway/R.G. Skinner Parkway utilities, landscape, hardscape and electric, master recreation improvements, and other related public infrastructure. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an *Improvement Plan* dated July 30, 2018, as supplemented by the *Supplemental Engineer's Report for the Series 2019 Capital Improvements*, dated January 2019 and by the *Supplemental Engineer's Report for the Series 2020 Capital Improvements*, dated February 25, 2020 (together, "**Engineer's Report**"). The Engineer's Report provides a basic description of all of the improvements contemplated for the completion of the infrastructure of the District and detailed information on the improvements in the Series 2019 Project and Series 2020 Project, both herein defined (together, "**Capital Improvement Plan**"). Copies of the Engineer's Report are available for review at the District Manager's Office.

These public infrastructure improvements have been and will be partially funded by the District's sale of bonds. On October 31, 2018, the Circuit Court of the State of Florida, in and for Duval County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$96,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On February 7, 2019, the District issued its Cypress Bluff Community Development District, Special Assessment Bonds, Series 2019, in the amount of \$11,565,000 ("**Series 2019 Bonds**") for purposes of partially financing the design, construction and acquisition costs of engineering plans, permits and infrastructure for the Capital Improvement Plan ("**Series 2019 Project**").

On April 15, 2020, the District issued Cypress Bluff Community Development District, Special Assessment Bonds, Series 2020, in the amount of \$7,705,000 ("**Series 2020 Bonds**") for purposes of partially financing the design, construction and acquisition costs of engineering plans, permits and infrastructure for the Capital Improvement Plan ("**Series 2020 Project**").

E-TOWN PKWY/R.G. SKINNER PKWY IMPROVEMENTS

The District presently intends to finance and construct certain transportation facilities within and without the boundaries of the District, consistent with Chapter 190, Florida Statutes. E-Town Parkway/R.G. Skinner Parkway is a collector road that extends the north-south direction through the District. E-Town Parkway extends from the interchange at SR-9B to the R.G. Skinner Parkway at the Atlantic Coast High School intersection, with the road name changing from E-Town Parkway to R.G. Skinner Parkway at the intersection just southerly of the R.G. Skinner Parkway at Atlantic Coast High School intersection. There is also a multi-use path along E-Town Parkway/R.G. Skinner Parkway. Roadway construction began early 2018 and was completed late 2019. The roadway right-of-way, survey, engineering, permitting, and construction costs of E-Town/R.G. Skinner Roadway were not and will not be funded by the District. However, certain infrastructure within and adjacent to the E-Town Parkway/R.G. Skinner Parkway right-of-way have/may be funded, designed and constructed by the District. These improvements included utilities, landscape and irrigation, hardscape and signage, electric and lighting. Additional improvements such as hardscape, landscape and future signalized intersections within and adjacent to E-Town Parkway/R.G. Skinner Parkway may be funded by the District. E-Town Parkway/R.G. Skinner Parkway has been accepted by and is owned and maintained by the City.

Ancillary Roadway Infrastructure

The roadway right-of-way, survey, engineering, permitting, and construction costs for the primary thoroughfare of E-Town Parkway/R.G. Skinner Parkway have been paid for by the Master Developer and were not and will not be funded or reimbursed by the District. However, the District may fund ancillary roadway infrastructure and modifications to the original road design. This roadway infrastructure may include; turn lanes, road extensions, road widening, and roadway modifications from the original design.

Utilities

The entirety of the District will be provided with potable water, sanitary sewer, and reuse water services by the Jacksonville Electric Authority (“JEA”) utility system. The District presently intends to fund and construct certain master utility facilities within and adjacent to the District boundary. These facilities included the transmission (trunk) water main and sewer main (forcemain). These mains are located within the right of way of E-Town Parkway/R.G. Skinner Parkway. There are also gravity sewer crossings installed under E-Town Parkway/R.G. Skinner Parkway to serve future neighborhoods that will share pump stations. The reuse transmission (trunk) main also runs along R.G. Skinner Parkway, however, it was not and will not be funded by the District.

To serve the development per the JEA utility service agreement, the construction of a booster pump station was required. The District presently intends to finance all or part of this booster pump station, which has been constructed and is pending final JEA acceptance. The

master utility improvements will be designed and constructed in accordance with JEA standards and will be owned and maintained by JEA upon dedication.

Landscape and Irrigation

The District may fund and construct the landscape, sod, planting, berm, irrigation and other decorative features along E-Town Parkway/R.G. Skinner Parkway. The irrigation system may include JEA reuse refill stations that will discharge into stormwater ponds adjacent to E-Town Parkway/R.G. Skinner Parkway and irrigation pump station that will pump from those ponds. The District may fund and construct landscape and irrigation costs along the entire length of E-Town Parkway/R.G. Skinner Parkway, including those areas outside of the District's boundary. It is anticipated that these improvements will be owned and maintained by the District.

Hardscape and Signage

The District may fund and construct hardscape features within and adjacent to the E-Town Parkway/R.G. Skinner Parkway right-of-way. Features may include, but are not limited to, signage and entry features, masonry walls, fencing, etc. It is anticipated that these improvements will be owned and maintained by the District.

Electric and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to finance the electric conduit, transformer/cabinet pads, and electric manholes required by JEA. Electric facilities have been accepted by and are owned and maintained by JEA.

The District presently intends to finance the cost to purchase and install the roadway lighting along E-Town Parkway/R.G. Skinner Parkway. These lights have been accepted by and are owned, operated and maintained by the City of Jacksonville.

APEX TRAIL IMPROVEMENTS

Apex Trail is a collector road that will extend east from the existing southern roundabout on E-Town Parkway approximately 1,000 feet. Roadway construction began early 2020 and is anticipated to be complete in 2020. The roadway, survey, engineering, permitting, and construction costs of Apex Trail may be funded by the District. Once completed, Apex Trail will be owned and maintained by the City.

Utilities

The District presently intends to finance and construct certain master utility facilities within Apex Trail. These facilities include the transmission (trunk) water main, sewer main (forcemain), and reuse main. These mains are located within the right of way of Apex Trail. There may also be gravity sewer crossings installed under Apex Trail to serve future development that will share pump stations. The master utility improvements will be designed and

constructed in accordance with JEA standards and will be owned and maintained by JEA upon dedication.

Landscape and Irrigation

The District presently intends to finance and construct the landscape, sod, planting, berm, irrigation and other decorative features along Apex Trail. The irrigation system may include JEA reuse refill stations that will discharge into stormwater ponds adjacent to Apex Trail and irrigation pump stations that will pump from those ponds. It is anticipated that these improvements will be owned and maintained by the District.

Hardscape and Signage

The District presently intends to finance and construct hardscape features within and adjacent to the Apex Trail right of way. Features may include, but are not limited to, signage and entry features, masonry walls, fencing, etc. It is anticipated that these improvements will be owned and maintained by the District.

Electric and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to finance and construct the electric conduit, transformer/cabinet pads, and electric manholes required by JEA electric. Electric facilities will be owned and maintained by JEA after dedication.

The District presently intends to finance the cost to purchase and install the roadway lighting along Apex Trail. These lights will be owned, operated and maintained by the City after dedication.

AXIUM ROAD IMPROVEMENTS

Axium Road is a collector road that will extend from the existing northern roundabout on E- Town Parkway approximately 2,200 feet. Roadway construction to begin mid-2020 and is anticipated to be complete in 2021. The roadway, survey, engineering, permitting, and construction costs of Axium Road may be funded by the District. Once completed, Axium Road will be owned and maintained by the City.

Utilities

The District presently intends to finance and construct certain master utility facilities within Axium Road. These facilities include the transmission (trunk) water main, sewer main (forcemain), and reuse main. These mains are located within the right of way of Axium Road. There may also be gravity sewer crossings installed under Axium Road to serve future development that will share pump stations. The master utility improvements will be designed and constructed in accordance with JEA standards and will be owned and maintained by JEA upon dedication.

Landscape and Irrigation

The District presently intends to finance and construct the landscape, sod, planting, berm, irrigation and other decorative features along Axium Road. The irrigation system may include JEA reuse refill stations that will discharge into stormwater ponds adjacent to Axium Road and irrigation pump stations that will pump from those ponds. It is anticipated that these improvements will be owned and maintained by the District.

Hardscape and Signage

The District presently intends to finance and construct hardscape features within and adjacent to the Axium Road right of way. Features may include, but are not limited to, signage and entry features, masonry walls, fencing, etc. It is anticipated that these improvements will be owned and maintained by the District.

Electric and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to finance and construct the electric conduit, transformer/cabinet pads, and electric manholes required by JEA electric. Electric facilities will be owned and maintained by JEA after dedication.

The District presently intends to fund the cost to purchase and install the roadway lighting along Axium Road. These lights will be owned, operated and maintained by the City after dedication.

MASTER RECREATIONAL IMPROVEMENTS

The District may finance and construct a master amenity center located near the middle of the District's boundary. This amenity center is planned to be the largest within the District and serve most of the neighborhoods within the District. The basic components of this facility may include, but is not limited to:

- Clubhouse
- Fitness equipment
- Tennis Courts
- Bathrooms and locker area
- Pool(s)
- Playground equipment
- Barbeque grills and picnic tables
- Parking
- Landscape, irrigation, hardscape and lighting
- Dog park
- Tennis courts
- Trails
- Ball fields
- Soccer fields

Construction has begun on the master amenity center and it is expected to be complete and open to residents in 2020.

Assessments, Fees and Charges

A portion of the master infrastructure improvements identified in the Capital Improvement Plan have been or will be financed by the District through the sale of its Series 2019 Bonds and Series 2020 Bonds (together, “**Bonds**”). The amortization schedules for the Bonds are available at the District Manager’s Office. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District’s *Master Special Assessment Methodology Report*, dated August 20, 2018, *Supplemental Assessment Methodology Report for the Special Assessment Bonds Series 2019*, dated February 6, 2019, and *Supplemental Assessment Methodology Report for the Special Assessment Bonds Series 2020*, dated April 13, 2020 (together, “**Assessment Methodology**”), are available for review at the District Manager’s Office.

The Series 2019 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the “**Series 2019 Assessment Area**” of the District, as further described in **Exhibit “B”** attached hereto, that benefit from the design, construction, and/or acquisition and operation of the Series 2019 Project (“**Series 2019 Debt Assessments**”). The Series 2020 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within “**Series 2020 Assessment Area**” of the District, as further described in **Exhibit “C”** attached hereto, that benefit from the design, construction, and/or acquisition and operation of the Series 2020 Project (“**Series 2020 Debt Assessments**”, and together with the Series 2019 Debt Assessments, “**Debt Assessments**”). The Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Debt Assessments are levied in accordance with the Assessment Methodology and represent an allocation of the costs of the Capital Improvement Plan to those lands within the District benefiting from the Capital Improvement Plan.

The Debt Assessments described above exclude any operations and maintenance assessments (“**O&M Assessments**”) which may be determined and calculated annually by the Board and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

Except as discussed above, the Debt Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled “non-ad valorem assessments,” and will be collected by the County Tax Collector in the same manner as county ad valorem taxes.

Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. **If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Cypress Bluff Community Development District, 475 West Town Place, Suite 114, St. Augustine, Florida 32902, Ph: (904) 940-5850.**

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this *Amended & Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Cypress Bluff Community Development District* has been executed as of the _____ day of _____, 2020, and recorded in the Official Records of Duval County, Florida.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Richard Ray
Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

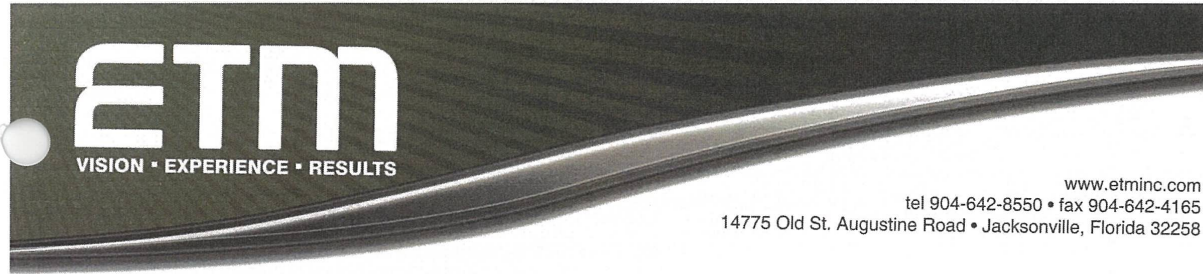
**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by Richard Ray, as Chairman of the Cypress Bluff Community Development District, on its behalf. He [____] is personally known to me or [____] produced _____ as identification.

Notary Public, State of Florida

EXHIBIT A

LEGAL DESCRIPTION OF AMENDED DISTRICT



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W.O. No.17-160.01
File No. 124B-22.01A

Cypress Bluff CDD Parcel

A portion of Sections 32 and 33, Township 3 South, Range 28 East, together with a portion of Sections 4, 5, 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 33; thence North 88°37'28" East, along the Northerly line of said Section 33, a distance of 1343.30 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 88°37'28" East, along said Northerly line of Section 33, a distance of 289.49 feet; thence South 07°44'34" East, departing said Northerly line, 1305.77 feet; thence South 13°31'53" East, 2389.14 feet; thence South 04°33'08" West, 1865.63 feet; thence South 18°03'25" West, 1232.39 feet; thence South 05°12'52" East, 2061.31 feet; thence South 19°40'49" West, 3784.88 feet; thence South 04°56'56" West, 366.20 feet; thence South 89°37'47" West, 431.01 feet to a point lying on the Westerly line of Conservation Easement 8, as described and recorded in Official Records Book 18267, page 1141, of said current Public Records; thence Southerly along said Westerly line the following 20 courses: Course 1, thence South 12°52'42" East, 31.45 feet; Course 2, thence South 49°04'12" East, 34.92 feet; Course 3, thence South 06°46'13" East, 33.44 feet; Course 4, thence South 75°37'16" East, 34.45 feet; Course 5, thence South 57°37'04" East, 24.93 feet; Course 6, thence South 39°57'00" West, 11.14 feet; Course 7, thence South 07°06'04" East, 16.65 feet; Course 8, thence South 74°33'02" East, 26.64 feet; Course 9, thence South 24°21'19" East, 26.32 feet; Course 10, thence South 30°50'16" East, 38.32 feet; Course 11, thence South 78°17'35" East, 35.22 feet; Course 12, thence South 35°32'33" East, 27.38 feet; Course 13, thence South 48°04'33" West, 19.58 feet; Course 14, thence South 13°39'53" West, 32.03 feet; Course 15, thence South 12°29'15" East, 21.25 feet; Course 16, thence South 15°51'38" East, 46.12 feet; Course 17, thence South 09°40'08" West, 21.22 feet; Course 18, thence South 14°10'13" West, 38.58 feet; Course 19, thence South 01°26'03" East, 27.93 feet; Course 20, thence South 13°24'54" West, 42.64 feet; thence South 14°34'28" East, continuing along said Westerly line and its Southerly prolongation, 58.56 feet; thence South 10°02'43" East, 64.99 feet; thence South 25°30'48" East, 45.36 feet; thence South 26°09'32" West, 28.03 feet; thence South 10°12'31" East, 38.90 feet; thence South 32°26'25" East, 36.30 feet; thence South 20°30'54" East, 37.44 feet; thence South 03°57'39" East, 56.77 feet; thence South 08°18'25" East, 58.19 feet; thence South 15°39'26" West, 33.00 feet; thence

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Cypress Bluff CDD Parcel (Continued)

South 54°46'33" West, 49.02 feet; thence South 48°13'43" West, 50.94 feet; thence South 31°03'31" West, 17.90 feet to a point on a curve concave Southerly having a radius of 2400.00 feet; thence Westerly along the arc of said curve, through a central angle of 23°29'51", an arc length of 984.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 78°37'17" West, 977.38 feet; thence South 89°37'47" West, 10.74 feet to a point lying on the Easterly right of way line of ETown Parkway, a variable width right of way as depicted on ETown Parkway Phase 1, recorded in Plat Book 72, pages 76 through 82, of said current Public Records; thence along said Easterly right of way line the following 4 courses: Course 1, thence North 00°22'13" West, 175.00 feet; Course 2, thence South 89°37'47" West, 225.00 feet; Course 3, thence North 45°22'13" West, 212.13 feet; Course 4, thence North 00°22'13" West, 37.30 feet; thence South 88°55'30" West, departing said Easterly right of way line, 1799.90 feet to a point lying on the Easterly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation right of way map Section 72002-2513, Financial Project No. 209294-1; thence Northerly along said Easterly limited access right of way line the following 3 courses: Course 1, thence North 14°27'30" West, 403.98 feet to the point of curvature of a curve concave Easterly having a radius of 5529.58 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 14°09'36", an arc length of 1366.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°22'42" West, 1363.10 feet; Course 3, thence North 00°17'54" West, 1535.00 feet to a point of intersection with the Easterly limited access right of way line of State Road No. 9A, a variable width limited access right of way per Florida Department of Transportation right of way map Section 72002-2511, Work Program Identification No. 2114883, said point also being on a non-tangent curve concave Westerly having a radius of 3000.00 feet; thence Northerly along said Easterly limited access right of way line the following 4 courses: Course 1, thence Northerly, departing said Easterly limited access right of way line of State Road No. 9B and along the arc of said curve, through a central angle of 29°31'23", an arc length of 1545.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°27'47" East, 1528.78 feet; Course 2, thence North 07°17'54" West, 984.62 feet to the point of curvature of a curve concave Easterly having a radius of 11600.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 07°00'00", an arc length of 1417.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 03°47'54" West, 1416.33 feet; Course 4, thence North 00°17'54" West, 5839.87 feet to its intersection with the Southwesterly right of way line of R.G. Skinner Parkway, a 110 foot right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 3 courses: Course 1, thence Southerly departing said Easterly limited access right of way line and along the arc of a curve concave Easterly having a radius of 300.00 feet, through a central angle of 43°17'06", an arc length of 226.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°56'27" East, 221.29 feet; Course 2, thence South 43°35'00" East, 446.83 feet to the point of

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curvature of a curve concave Northeasterly having a radius of 600.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of $25^{\circ}15'01''$, an arc length of 264.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $56^{\circ}12'31''$ East, 262.29 feet; thence South $68^{\circ}50'01''$ East, continuing along said Southwesterly right of way line, 263.07 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 14340, page 1809, of the current Public Records of said county; thence Southerly along said boundary line the following 62 courses: Course 1, thence South $56^{\circ}47'19''$ West, departing said Southwesterly right of way line, 34.93 feet; Course 2, thence South $59^{\circ}53'26''$ West, 60.77 feet; Course 3, thence South $28^{\circ}07'37''$ West, 63.38 feet; Course 4, thence South $36^{\circ}12'31''$ West, 52.77 feet; Course 5, thence South $44^{\circ}25'16''$ West, 53.99 feet; Course 6, thence South $60^{\circ}24'13''$ West, 59.40 feet; Course 7, thence South $37^{\circ}46'20''$ West, 47.85 feet; Course 8, thence South $12^{\circ}02'36''$ East, 52.58 feet; Course 9, thence South $13^{\circ}05'33''$ East, 42.42 feet; Course 10, thence South $16^{\circ}44'01''$ West, 33.11 feet; Course 11, thence South $18^{\circ}07'14''$ West, 49.93 feet; Course 12, thence South $23^{\circ}19'42''$ West, 58.13 feet; Course 13, thence North $84^{\circ}25'00''$ West, 84.95 feet; Course 14, thence South $00^{\circ}24'25''$ East, 68.26 feet; Course 15, thence South $81^{\circ}52'44''$ East, 73.42 feet; Course 16, thence South $35^{\circ}00'24''$ East, 50.94 feet; Course 17, thence South $42^{\circ}29'27''$ East, 63.28 feet; Course 18, thence South $72^{\circ}15'25''$ East, 65.91 feet; Course 19, thence North $73^{\circ}27'14''$ East, 68.75 feet; Course 20, thence North $51^{\circ}47'07''$ East, 59.88 feet; Course 21, thence North $65^{\circ}14'07''$ East, 63.44 feet; Course 22, thence South $44^{\circ}57'44''$ East, 51.37 feet; Course 23, thence South $41^{\circ}27'00''$ East, 50.99 feet; Course 24, thence North $68^{\circ}09'16''$ East, 90.76 feet; Course 25, thence North $00^{\circ}26'34''$ West, 52.95 feet; Course 26, thence North $39^{\circ}25'04''$ West, 59.68 feet; Course 27, thence North $46^{\circ}31'57''$ East, 62.01 feet; Course 28, thence North $50^{\circ}00'38''$ East, 57.16 feet; Course 29, thence North $88^{\circ}38'44''$ East, 49.62 feet; Course 30, thence South $67^{\circ}21'23''$ East, 54.16 feet; Course 31, thence South $14^{\circ}50'50''$ East, 56.43 feet; Course 32, thence South $48^{\circ}06'29''$ East, 55.42 feet; Course 33, thence South $04^{\circ}06'11''$ East, 57.55 feet; Course 34, thence South $38^{\circ}52'42''$ West, 48.46 feet; Course 35, thence South $08^{\circ}09'16''$ West, 60.88 feet; Course 36, thence South $29^{\circ}03'41''$ East, 51.97 feet; Course 37, thence South $07^{\circ}41'54''$ East, 90.90 feet; Course 38, thence South $75^{\circ}57'31''$ East, 33.30 feet; Course 39, thence South $80^{\circ}17'39''$ East, 50.60 feet; Course 40, thence North $57^{\circ}17'36''$ East, 58.75 feet; Course 41, thence North $17^{\circ}44'41''$ East, 38.19 feet; Course 42, thence North $41^{\circ}44'07''$ East, 55.91 feet; Course 43, thence South $78^{\circ}01'28''$ East, 36.71 feet; Course 44, thence North $76^{\circ}54'19''$ East, 50.12 feet; Course 45, thence South $78^{\circ}17'09''$ East, 69.51 feet; Course 46, thence North $85^{\circ}04'13''$ East, 33.16 feet; Course 47, thence North $35^{\circ}50'17''$ East, 30.71 feet; Course 48, thence North $05^{\circ}06'56''$ East, 69.39 feet; Course 49, thence North $25^{\circ}14'24''$ East, 59.38 feet; Course 50, thence North $36^{\circ}08'27''$ East, 68.81 feet; Course 51, thence North $42^{\circ}18'11''$ West, 56.04 feet; Course 52, thence North $01^{\circ}48'23''$ East, 43.34 feet; Course 53, thence South $71^{\circ}57'16''$ East, 51.30 feet; Course 54, thence South $45^{\circ}25'16''$ East, 54.76 feet; Course 55, thence South $19^{\circ}52'56''$ West, 39.91 feet; Course 56, thence South $14^{\circ}36'39''$ East, 42.26 feet; Course 57, thence South $40^{\circ}20'23''$ East, 57.10 feet;

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Course 58, thence South 59°04'18" East, 52.23 feet; Course 59, thence South 13°07'44" East, 44.38 feet; Course 60, thence South 24°46'40" East, 56.39 feet; Course 61, thence South 26°06'15" East, 32.51 feet; Course 62, thence South 02°12'11" West, 41.80 feet; thence South 45°09'13" East, departing said boundary line, 35.48 feet to the Northeast corner of those lands described and recorded in Official Records Book 14863, page 469, of said current Public Records; thence North 89°59'26" West, along the Northerly line of said Official Records Book 14863, page 469, a distance of 70.00 feet to the Northwest corner thereof; thence South 00°00'34" West, along the Westerly line of last said lands, 65.00 feet to the Southwest corner thereof; thence South 89°59'26" East, along the Southerly line of said lands, 70.00 feet to the Southeast corner thereof, said corner lying on said Southwesterly right of way line of R.G. Skinner Parkway; thence South 00°00'34" West, along said Southwesterly right of way line, 107.34 feet to a point lying on the Southerly terminus of said R.G. Skinner Parkway; thence South 89°59'26" East, departing said Southwesterly right of way line and along said Southerly terminus, 110.00 feet to a point lying on the Southerly line of said Official Records Book 14340, page 1809; thence Easterly and Northerly along the Southerly and Easterly lines of last said lands the following 62 courses: Course 1, thence South 00°00'34" West, departing said Southerly terminus, 145.55 feet; Course 2, thence South 89°59'26" East, 2280.15 feet; Course 3, thence North 07°41'27" West, 12.17 feet; Course 4, thence North 20°26'25" West, 28.98 feet; Course 5, thence North 06°37'03" East, 35.94 feet; Course 6, thence North 26°09'20" East, 47.24 feet; Course 7, thence North 10°50'26" East, 18.12 feet; Course 8, thence North 19°27'45" East, 19.37 feet; Course 9, thence North 10°56'37" East, 57.23 feet; Course 10, thence North 31°50'19" West, 53.99 feet; Course 11, thence North 25°51'04" West, 36.99 feet; Course 12, thence North 29°13'43" West, 21.65 feet; Course 13, thence North 71°51'12" West, 34.33 feet; Course 14, thence North 04°17'54" East, 38.72 feet; Course 15, thence North 00°16'03" East, 31.09 feet; Course 16, thence North 16°06'04" East, 32.18 feet; Course 17, thence North 20°33'04" West, 21.97 feet; Course 18, thence North 56°02'19" West, 40.42 feet; Course 19, thence North 02°24'10" West, 36.61 feet; Course 20, thence North 02°52'24" East, 35.41 feet; Course 21, thence North 00°06'57" East, 45.28 feet; Course 22, thence North 08°57'28" East, 54.79 feet; Course 23, thence North 06°50'55" West, 38.58 feet; Course 24, thence North 14°46'17" East, 32.02 feet; Course 25, thence North 24°38'30" East, 38.36 feet; Course 26, thence North 21°16'45" East, 42.29 feet; Course 27, thence North 46°41'48" East, 24.93 feet; Course 28, thence North 09°37'57" East, 38.41 feet; Course 29, thence North 40°13'50" East, 35.75 feet; Course 30, thence North 25°36'12" East, 31.37 feet; Course 31, thence North 21°18'20" East, 52.69 feet; Course 32, thence North 30°51'04" West, 51.14 feet; Course 33, thence North 62°04'55" West, 46.62 feet; Course 34, thence North 18°00'39" West, 57.14 feet; Course 35, thence North 25°51'03" West, 51.16 feet; Course 36, thence North 64°02'20" West, 56.18 feet; Course 37, thence North 64°31'59" West, 44.40 feet; Course 38, thence North 45°11'49" West, 58.29 feet; Course 39, thence North 37°43'23" West, 68.80 feet; Course 40, thence North 02°41'36" West, 88.50 feet; Course 41, thence North 02°06'49" West, 73.09 feet; Course 42, thence North 04°53'38" East, 86.05 feet; Course 43,

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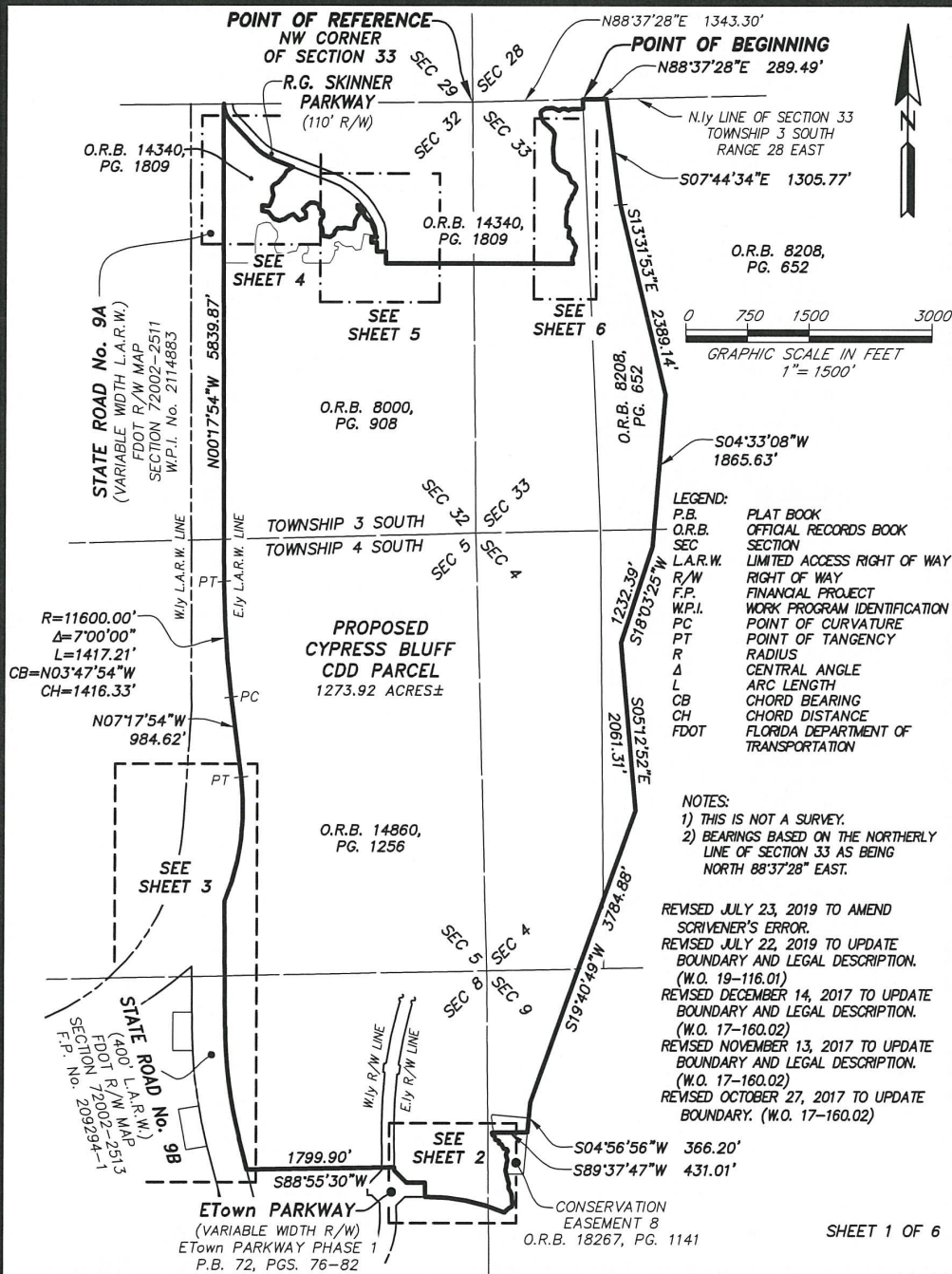
File No. 124B-22.01A

Cypress Bluff CDD Parcel (Continued)

thence North 05°05'30" East, 95.10 feet; Course 44, thence North 28°50'30" West, 58.14 feet; Course 45, thence North 48°55'53" West, 68.30 feet; Course 46, thence North 45°34'57" West, 74.88 feet; Course 47, thence North 29°56'25" West, 51.40 feet; Course 48, thence North 12°05'37" West, 72.07 feet; Course 49, thence North 31°46'26" East, 28.73 feet; Course 50, thence North 62°21'20" East, 59.52 feet; Course 51, thence North 89°26'28" East, 25.20 feet; Course 52, thence North 82°18'54" East, 55.94 feet; Course 53, thence South 65°50'59" East, 41.72 feet; Course 54, thence South 66°19'42" East, 49.58 feet; Course 55, thence North 47°17'56" East, 30.64 feet; Course 56, thence North 84°19'39" East, 48.59 feet; Course 57, thence South 67°19'52" East, 48.05 feet; Course 58, thence North 57°16'24" East, 26.00 feet; Course 59, thence North 89°32'02" East, 47.84 feet; Course 60, thence South 87°36'33" East, 51.75 feet; Course 61, thence North 85°07'24" East, 50.38 feet; Course 62, thence North 01°03'43" West, 115.11 feet to the Point of Beginning.

Containing 1273.92 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, DUVAL COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



ETM
Surveying & Mapping, Inc.

VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
 DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: 1"=1500'

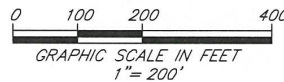
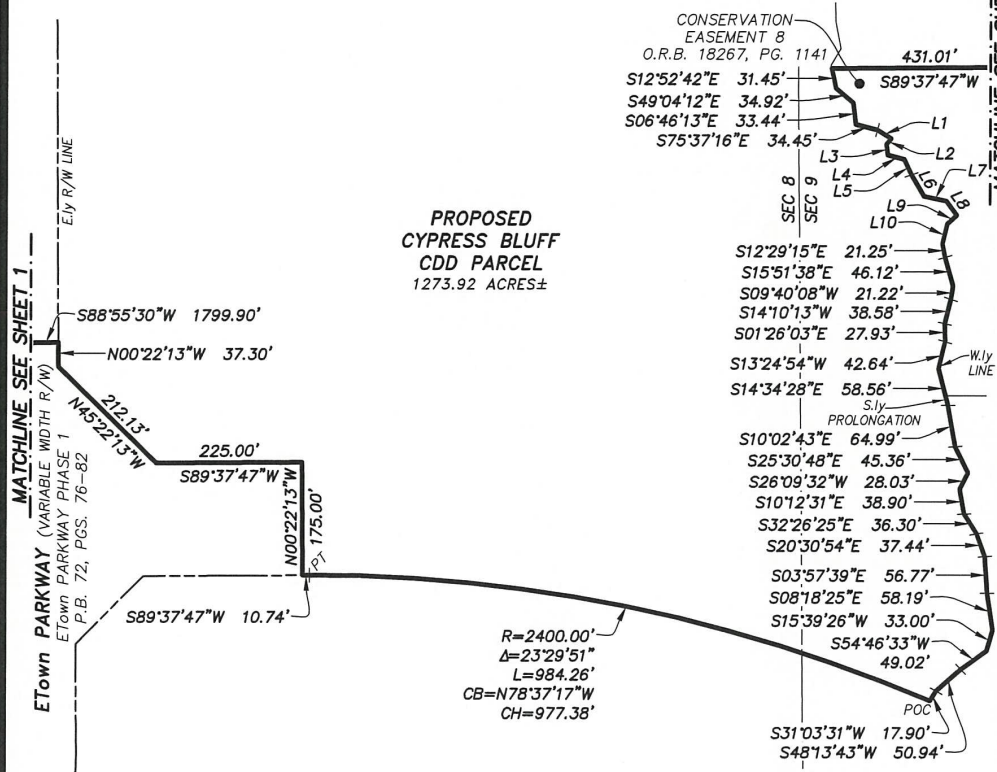
DATE: SEPTEMBER 1, 2017



Digital Signature
 By: Damon J.
 Kelly, PSM

DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



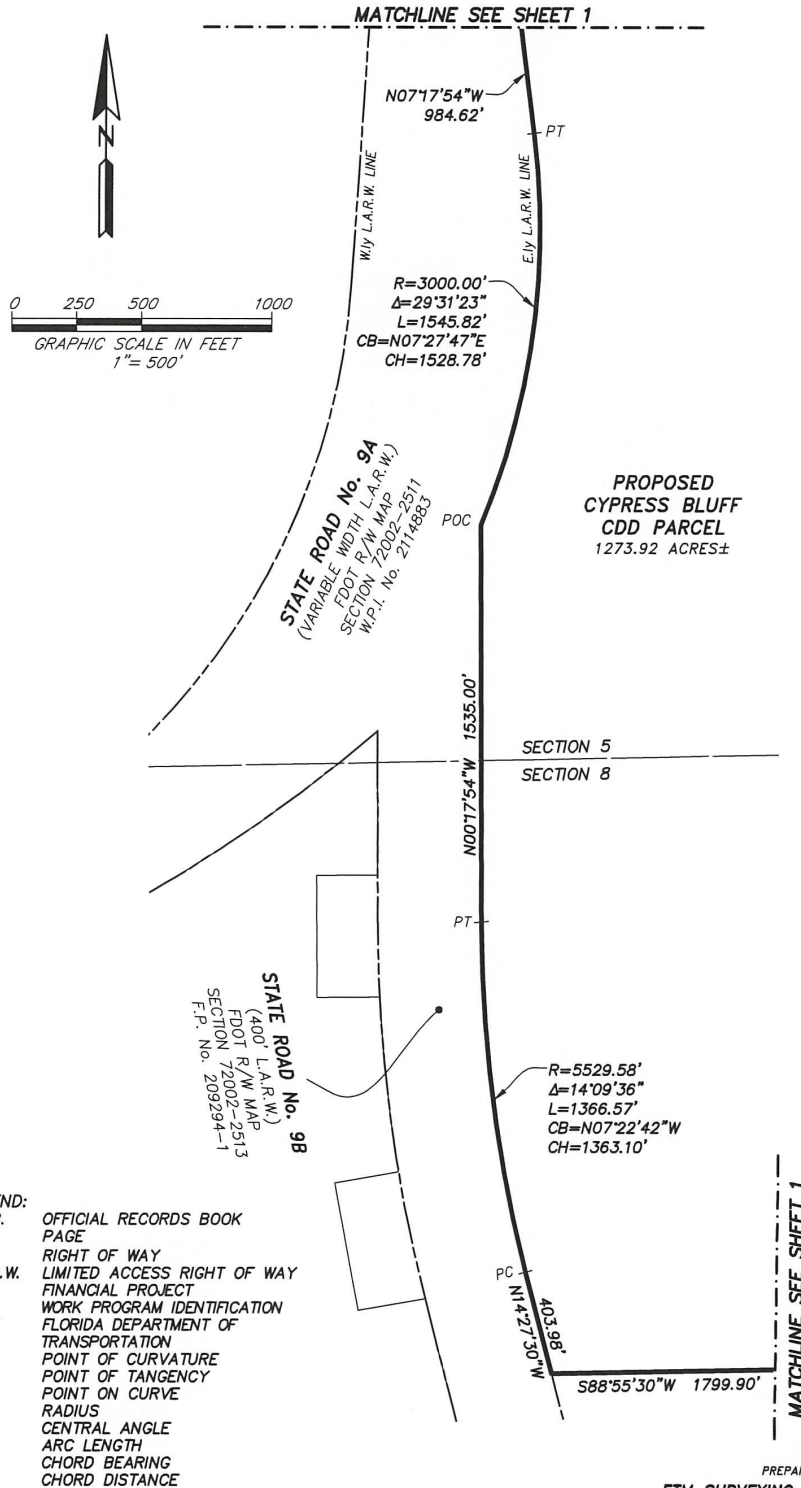
LEGEND:
P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
L.A.R.W. LIMITED ACCESS RIGHT OF WAY
SEC. SECTION
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
L1 TABULATED LINE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S57°37'04\"E	24.93'
L2	S39°57'00\"W	11.14'
L3	S07°06'04\"E	16.65'
L4	S74°33'02\"E	26.64'
L5	S24°21'19\"E	26.32'
L6	S30°50'16\"E	38.32'
L7	S78°17'35\"E	35.22'
L8	S35°32'33\"E	27.38'
L9	S48°04'33\"W	19.58'
L10	S13°39'53\"W	32.03'

SHEET 2 OF 6
SEE SHEET 1 FOR NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



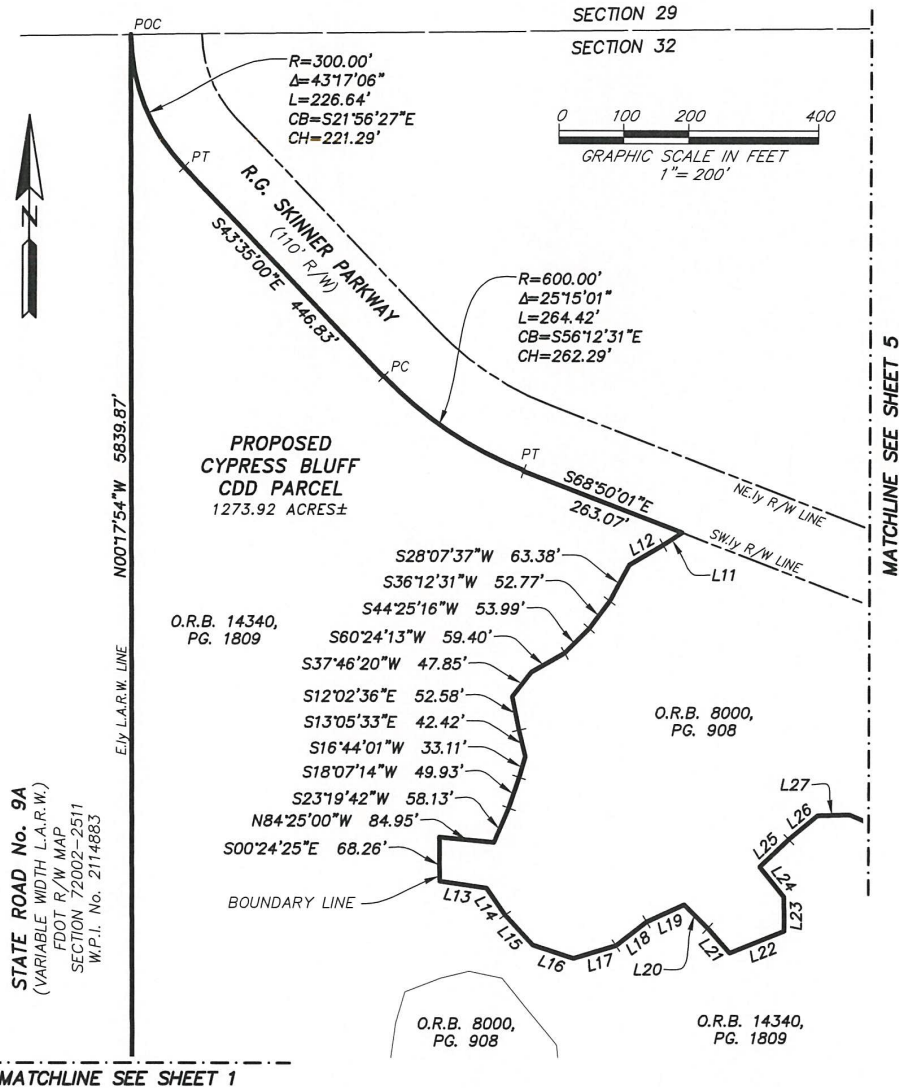
SHEET 3 OF 6
SEE SHEET 1 FOR NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 17-160.01 FILE NO.: 1248-22.01A DRAWN BY: ASH/BAC

CAD FILE: I:\Survey\Mappro\Draws 98 Interchange Land\Sketches\1-Town\CDD Parcel Rev3.dwg

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L11	S56°47'19"W	34.93'
L12	S59°53'26"W	60.77'
L13	S81°52'44"E	73.42'
L14	S35°00'24"E	50.94'
L15	S42°29'27"E	63.28'
L16	S72°15'25"E	65.91'
L17	N73°27'14"E	68.75'
L18	N51°47'07"E	59.88'
L19	N65°14'07"E	63.44'

LINE TABLE		
LINE	BEARING	LENGTH
L20	S44°57'44"E	51.37'
L21	S41°27'00"E	50.99'
L22	N68°09'16"E	90.76'
L23	N00°26'34"W	52.95'
L24	N39°25'04"W	59.68'
L25	N46°31'57"E	62.01'
L26	N50°00'38"E	57.16'
L27	N88°38'44"E	49.62'

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK

PG. PAGE

R/W RIGHT OF WAY

L.A.R.W. LIMITED ACCESS RIGHT OF WAY

PC POINT OF CURVATURE

PT POINT OF TANGENCY

POC POINT ON CURVE

R RADIUS

Δ CENTRAL ANGLE

L ARC LENGTH

CB CHORD BEARING

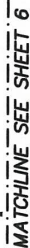
CH CHORD DISTANCE

L1 TABULATED LINE DATA

SHEET 4 OF 6
SEE SHEET 1 FOR NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

MATCHLINE SEE SHEET 4

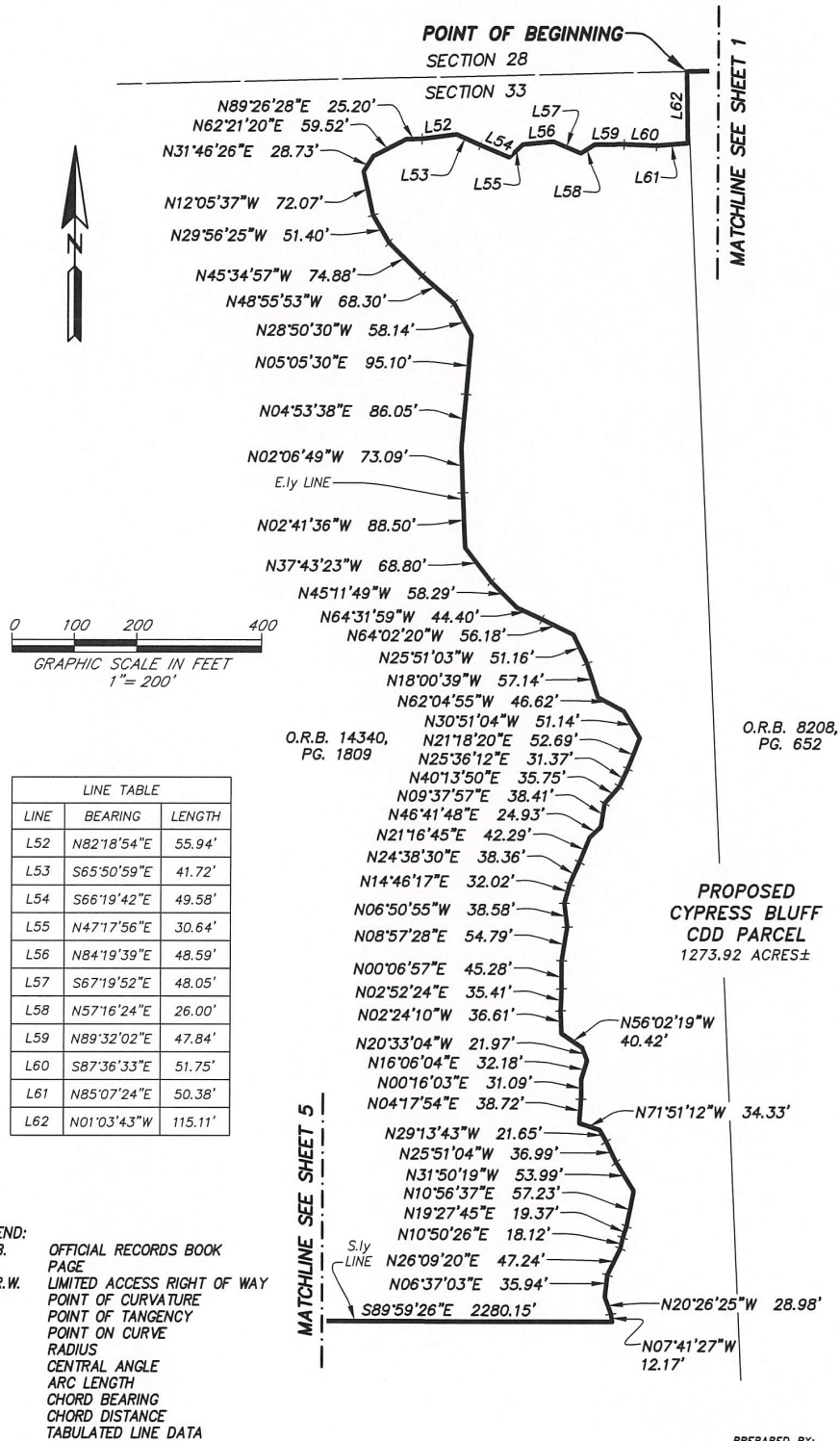


O.R.B. 8000,
PG. 908

LINE TABLE		
LINE	BEARING	LENGTH
L40	N41°44'07"E	55.9
L41	S78°01'28"E	36.71'
L42	N76°54'19"E	50.12'
L43	S77°17'09"E	69.51'
L44	N85°04'13"E	33.16'
L45	N35°50'17"E	30.71'
L46	N05°06'56"E	69.39'
L47	N25°14'24"E	59.38'
L48	N36°08'27"E	68.81'
L49	N42°18'11"W	56.04'
L50	N01°48'23"E	43.34'
L51	N89°59'26"W	70.00'

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



SHEET 6 OF 6
SEE SHEET 1 FOR NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 17-160.01 FILE NO.: 124B-22.01A DRAWN BY: ASH/BAC

CAD FILE: E:\Survey\RMProj\Draws 98 Interchange Land\Sketches\T-Town\CDD Parcel Rev2.dwg

EXHIBIT B

Legal Description for Series 2019 Assessment Area

Parcel E-3a(i) (Del Webb) – Duval County Real Estate Number 167761-3010 (2019)

As described by that Special Warranty Deed in favor of Pulte Home Company, LLC recorded July 27, 2018 in Official Records Book 18472, page 1589, in the public records of Duval County, Florida.

AND

David Weekley Homes (E-2) – Duval County Real Estate Number 167761-3210 (2019)

As described by that Special Warranty Deed in favor of DRP CND-ICI, LLC recorded February 1, 2018 in Official Records Book 18270, page 459 in the public records of Duval County, Florida.

AND

Toll Brothers Homes (E-4) – Duval County Real Estate Number 167761-3220 (2019)

As described by the Special Warranty Deed in favor of Toll Southeast LP Company, Inc. recorded February 28, 2018 in Official Records Book 18372, page 414, in the public records of Duval County.

AND

Toll Brothers Homes (E-6) – Duval County Real Estate Number 167761-3215 (2019)

As described by the Special Warranty Deed in favor of Toll Southeast LP Company, Inc. recorded February 28, 2018 in Official Records Book 18298, page 564, in the public records of Duval County.

AND

Eastland Timber (E-3a(ii)) – Duval County Real Estate Number 167761-3001

A portion of Sections 5 and 8, Township 4 South, Range 28 East, Duval County, Florida, being a portion of E-Town Overall Parcel as described and recorded in Official Records Book 18197, page 1321, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 33, Township 3 South, Range 28 East, Duval County, Florida; thence South 00°41'54" East, along the Westerly line of

said Section 33, a distance of 5273.53 feet to the Southwest corner thereof, said corner also being the Northeast corner of said Section 5; thence South 01°37'32" East, along the Easterly line of said Section 5, a distance of 5348.99 feet to the Southeast corner thereof, said corner also being the Northeast corner of said Section 8; thence South 00°34'30" East, along the Easterly line of said Section 8, a distance of 84.65 feet; thence South 89°25'30" West, departing said Easterly line, 1003.97 feet to a point lying on the Westerly line of R.G. Skinner Parkway Parcel, as described and recorded in Official Records Book 18197, page 1332, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence North 84°06'29" West, 615.96 feet; thence South 46°33'02" West, 167.33 feet; thence South 58°22'29" West, 61.30 feet; thence South 46°33'02" West, 134.91 feet; thence North 43°31'37" West, 64.87 feet; thence South 46°33'02" West, 372.35 feet; thence South 39°16'37" West, 284.23 feet; thence South 32°24'00" East, 169.59 feet; thence South 57°36'00" West, 135.00 feet; thence North 32°24'00" West, 46.58 feet; thence South 57°36'00" West, 207.90 feet; thence South 88°06'33" West, 151.20 feet; thence North 16°00'24" West, 455.74 feet to a point on a curve concave Northwesterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 86°30'19", an arc length of 75.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 30°44'26" East, 68.52 feet; thence North 12°30'44" West, 157.08 feet to the point of curvature of a curve concave Westerly having a radius of 335.00 feet; thence Northerly along the arc of said curve, through a central angle of 19°53'16", an arc length of 116.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 22°27'22" West, 115.70 feet; thence North 32°24'00" West, 139.50 feet to the point of curvature of a curve concave Southwesterly having a radius of 80.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 57°53'55", an arc length of 80.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 61°20'57" West, 77.45 feet; thence South 89°42'06" West, 130.00 feet to a point lying on the Easterly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation right of way map Section 72002-2513, Financial Project No. 209294-1; thence North 00°17'54" West, along said Easterly limited access right of way line, 718.68 feet to a point lying on the Easterly line of that certain JEA Reservation, as described and recorded in Official Records Book 11934, page 1609, of said current Public Records; thence North 28°23'56" East, departing said Easterly limited access right of way line of State Road No. 9B and along said Easterly line, 188.02 feet to a point on a curve concave Northwesterly having a radius of 3100.00 feet; thence Northeasterly, continuing along said Easterly line, through a central angle of 02°26'33", an arc length of 132.15 feet to a point on said curve, said point being the Southwesterly most corner of Conservation Easement 19, as described and recorded in Official Records Book 18369, page 2296, of said current Public Records, said arc being subtended by a chord bearing and distance of North 21°06'14" East, 132.14 feet; thence North 59°47'03" East, departing said Easterly line and along the Southerly line of said Conservation Easement 19, a distance of 864.16 feet; thence South 30°12'57" East, departing said Southerly line, 148.21 feet; thence South 45°04'55" East, 151.72 feet; thence South 66°55'56" East, 69.67 feet; thence South 55°56'22" East, 90.47 feet; thence South 43°30'35" East, 90.53 feet; thence South 32°30'45" East, 69.67 feet; thence South 22°57'07" East, 69.67 feet; thence South 13°23'30" East, 69.67

feet; thence South 34°22'41" East, 111.78; thence South 44°48'35" East, 1118.53 feet to the Point of Beginning.

Containing 58.50 acres, more or less.

AND

Eastland Timber (E-5) – Duval County Real Estate Number 167761-3001

A portion of Section 32, Township 3 South, Range 28 East, together with a portion of Section 5, Township 4 South, Range 28 East, Duval County, Florida, being a portion of E-Town Overall Parcel, as described and recorded in Official Records Book 18197, page 1321, and a portion of R.G. Skinner Parkway Parcel, as described and recorded in Official Records Book 18197, page 1332, both of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 32; thence South 00°41'54" East, along the Easterly line of said Section 32, a distance of 4278.83 feet; thence South 89°18'06" West, departing said Easterly line, 1186.79 feet to the Point of Beginning.

From said Point of Beginning, thence South 29°54'40" East, 775.22 feet to the point of curvature of a curve concave Southwesterly having a radius of 2925.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 09°25'58", an arc length of 481.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 25°11'40" East, 481.01 feet; thence South 20°28'41" East, 4.93 feet; thence South 09°31'19" West, 127.03 feet; thence South 69°31'19" West, 10.00 feet; thence South 20°28'41" East, 100.00 feet; thence North 69°31'19" East, 10.00 feet; thence South 50°28'41" East, 127.03 feet; thence South 20°28'41" East, 1215.20 feet to the point of curvature of a curve concave Westerly having a radius of 1175.00 feet; thence Southerly along the arc of said curve, through a central angle of 24°32'38", an arc length of 503.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 08°12'22" East, 499.50 feet; thence South 04°03'57" West, 339.41 feet to the point of curvature of a curve concave Easterly having a radius of 4075.00 feet; thence Southerly along the arc of said curve, through a central angle of 11°21'21", an arc length of 807.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 01°36'44" East, 806.34 feet; thence North 74°12'11" West, 1165.15 feet; thence North 18°03'52" West, 1337.21 feet; thence South 85°26'41" West, 498.63 feet; thence North 01°01'07" West, 2253.12 feet; thence North 89°08'56" East, 454.25 feet; thence North 47°43'25" East, 565.78 feet to the Point of Beginning.

Containing 125.14 acres, more or less.

AND

Eastland Timber (E-7a) – Duval County Real Estate Number 167761-3001

A PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 14340, PAGE 1809 OF THE CURRENT PUBLIC RECORDS OF SAID

COUNTY, WITH THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9A, A VARIABLE WIDTH LIMITED ACCESS RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72002-2511, WORK PROGRAM IDENTIFICATION NO. 2114883; THENCE S89°59'26"E, DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 432.74 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG SAID SOUTH LINE AS MONUMENTED THE FOLLOWING 48 COURSES; COURSE 1, THENCE N21°11'35"W, A DISTANCE OF 34.98 FEET; COURSE 2, THENCE N20°47'40"W, A DISTANCE OF 89.29 FEET; COURSE 3, THENCE N02°08'12"E, A DISTANCE OF 76.98 FEET; COURSE 4, THENCE N05°03'46"W, A DISTANCE OF 75.99 FEET; COURSE 5, THENCE N06°45'17"E, A DISTANCE OF 66.84 FEET; COURSE 6, THENCE N07°55'34"E, A DISTANCE OF 82.77 FEET; COURSE 7, THENCE N16°19'41"E, A DISTANCE OF 50.17 FEET; COURSE 8, THENCE N68°40'38"E, A DISTANCE OF 59.33 FEET; COURSE 9, THENCE N76°38'10"E, A DISTANCE OF 45.48 FEET; COURSE 10, THENCE S78°21'45"E, A DISTANCE OF 52.01 FEET; COURSE 11, THENCE S39°18'37"E, A DISTANCE OF 58.61 FEET; COURSE 12, THENCE S39°30'28"E, A DISTANCE OF 74.97 FEET; COURSE 13, THENCE S06°00'49"E, A DISTANCE OF 68.72 FEET; COURSE 14, THENCE S26°11'54"W, A DISTANCE OF 65.55 FEET; COURSE 15, THENCE S06°36'11"W, A DISTANCE OF 65.81 FEET; COURSE 16, THENCE S19°47'54"E, A DISTANCE OF 70.13 FEET; COURSE 17, THENCE S85°17'59"E, A DISTANCE OF 47.24 FEET; COURSE 18, THENCE S85°56'40"E, A DISTANCE OF 65.69 FEET; COURSE 19, THENCE N72°48'40"E, A DISTANCE OF 73.10 FEET; COURSE 20, THENCE N80°40'38"E, A DISTANCE OF 62.93 FEET; COURSE 21, THENCE N15°54'44"E, A DISTANCE OF 59.47 FEET; COURSE 22, THENCE N47°21'39"E, A DISTANCE OF 59.09 FEET; COURSE 23, THENCE S80°14'02"E, A DISTANCE OF 68.88 FEET; COURSE 24, THENCE S16°36'34"E, A DISTANCE OF 62.43 FEET; COURSE 25, THENCE S17°54'14"W, A DISTANCE OF 59.50 FEET; COURSE 26, THENCE N89°54'43"W, A DISTANCE OF 35.17 FEET; COURSE 27, THENCE S35°49'40"W, A DISTANCE OF 39.92 FEET; COURSE 28, THENCE S05°41'43"E, A DISTANCE OF 63.97 FEET; COURSE 29, THENCE S55°27'58"E, A DISTANCE OF 38.98 FEET; COURSE 30, THENCE N89°57'16"E, A DISTANCE OF 295.02 FEET; COURSE 31, THENCE N34°50'46"E, A DISTANCE OF 54.63 FEET; COURSE 32, THENCE N22°03'56"E, A DISTANCE OF 59.15 FEET; COURSE 33, THENCE N10°53'37"E, A DISTANCE OF 60.67 FEET; COURSE 34, THENCE N82°56'58"E, A DISTANCE OF 29.64 FEET; COURSE 35, THENCE N16°04'49"E, A DISTANCE OF 39.95 FEET; COURSE 36, THENCE N72°51'18"W, A DISTANCE OF 53.95 FEET; COURSE 37, THENCE N13°47'26"E, A DISTANCE OF 35.42 FEET; COURSE 38, THENCE N73°39'24"E, A DISTANCE OF 46.78 FEET; COURSE 39, THENCE S48°14'56"E, A DISTANCE OF 56.63 FEET; COURSE 40, THENCE S62°57'41"E, A DISTANCE OF 60.72 FEET; COURSE 41, THENCE N82°37'30"E, A DISTANCE OF 69.23 FEET; COURSE 42, THENCE S42°34'42"E, A DISTANCE OF 62.49 FEET; COURSE 43, THENCE N84°33'32"E, A DISTANCE OF 66.44 FEET; COURSE 44, THENCE N11°12'16"E, A DISTANCE OF 57.04 FEET; COURSE 45, THENCE N09°57'01"E, A DISTANCE OF 75.28 FEET; COURSE 46, THENCE N08°02'38"E, A DISTANCE OF 61.19 FEET; COURSE 47, THENCE S81°43'28"E, A DISTANCE OF 86.66 FEET; COURSE 48, THENCE S85°58'45"E, A DISTANCE OF 51.18 FEET; THENCE S45°22'10"E, DEPARTING SAID SOUTH LINE, A DISTANCE OF 35.98 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14863, PAGE 466 OF SAID PUBLIC RECORDS, SAID NORTHEAST CORNER LYING ON THE WEST RIGHT OF WAY LINE OF R.G. SKINNER PARKWAY (A 110 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE N89°59'26"W, DEPARTING SAID WEST RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 70.00 FEET; THENCE S00°00'34"W, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 65.00 FEET; THENCE S89°59'26"E, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 70.00 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE S00°00'34"W ALONG SAID WEST RIGHT OF WAY LINE, A

DISTANCE OF 107.30 FEET TO THE SOUTHWEST CORNER OF THE SOUTHERLY TERMINUS OF SAID R.G. SKINNER PARKWAY; THENCE N89°59'26"W, ALONG THE WESTERLY PROLONGATION OF SAID SOUTHERLY TERMINUS, A DISTANCE OF 20.29 FEET; THENCE S00°00'00"E, A DISTANCE OF 64.78 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1925.00 FEET; THENCE SOUTHERLY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 528.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S07°51'57"W, 526.89 FEET TO A POINT OF TANGENCY; THENCE S15°43'54"W, A DISTANCE OF 505.03 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1575.00 FEET; THENCE SOUTHERLY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 706.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S02°52'30"W, 700.92 FEET TO A POINT OF CUSP OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.64 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N50°49'01"W, 32.69 FEET TO A POINT OF TANGENCY; THENCE S88°20'53"W, DISTANCE OF 200.02 FEET TO A POINT ON AN ARC OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 34.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N52°25'14"W, 31.62 FEET TO A POINT OF TANGENCY; THENCE S88°20'53"W, A DISTANCE OF 128.11 FEET; THENCE N01°39'07"W, A DISTANCE OF 435.77 FEET; THENCE N27°04'12"E, A DISTANCE OF 66.54 FEET; THENCE N13°32'17"W, A DISTANCE OF 43.05 FEET; THENCE N27°26'51"W, A DISTANCE OF 54.07 FEET; THENCE N19°09'25"W, A DISTANCE OF 71.21 FEET; THENCE N28°17'32"W, A DISTANCE OF 62.22 FEET; THENCE S78°58'21"W, A DISTANCE OF 142.12 FEET; THENCE S81°53'29"W, A DISTANCE OF 50.28 FEET; THENCE S54°06'30"W, A DISTANCE OF 94.09 FEET; THENCE S46°10'56"W, A DISTANCE OF 54.16 FEET; THENCE N85°42'41"W, A DISTANCE OF 65.64 FEET; THENCE N74°52'22"W, A DISTANCE OF 87.19 FEET; THENCE N35°55'43"W, A DISTANCE OF 55.08 FEET; THENCE N33°00'47"W, A DISTANCE OF 50.26 FEET; THENCE N16°35'33"W, A DISTANCE OF 47.16 FEET; THENCE N07°05'17"W, A DISTANCE OF 57.32 FEET; THENCE N33°18'05"E, A DISTANCE OF 46.11 FEET; THENCE N27°17'05"E, A DISTANCE OF 38.33 FEET; THENCE N14°09'35"E, A DISTANCE OF 43.74 FEET; THENCE N54°00'28"E, A DISTANCE OF 49.95 FEET; THENCE N33°05'11"E, A DISTANCE OF 47.24 FEET; THENCE N20°24'31"E, A DISTANCE OF 40.75 FEET; THENCE N40°59'02"E, A DISTANCE OF 30.59 FEET; THENCE N46°14'11"E, A DISTANCE OF 51.02 FEET; THENCE N20°27'38"E, A DISTANCE OF 55.19 FEET; THENCE N60°53'32"W, A DISTANCE OF 64.27 FEET; THENCE N48°36'10"W, A DISTANCE OF 47.21 FEET; THENCE N47°43'18"W, A DISTANCE OF 54.98 FEET; THENCE N49°35'59"W, A DISTANCE OF 43.94 FEET; THENCE N21°02'26"W, A DISTANCE OF 47.18 FEET; THENCE N45°38'07"W, A DISTANCE OF 43.55 FEET; THENCE N41°16'56"W, A DISTANCE OF 38.91 FEET; THENCE N47°37'36"W, A DISTANCE OF 27.64 FEET; THENCE N36°08'55"W, A DISTANCE OF 48.20 FEET; THENCE N54°49'49"W, A DISTANCE OF 66.13 FEET; THENCE N28°29'11"W, A DISTANCE OF 63.22 FEET; THENCE N25°55'09"W, A DISTANCE OF 48.33 FEET; THENCE N08°35'22"W, A DISTANCE OF 42.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.73 ACRES MORE OR LESS.

EXHIBIT C

Legal Description for Series 2020 Assessment Area

Parcel E-2 – DRP CNC-ICI, LLC

That certain real property in Duval County, Florida conveyed to Landowner pursuant to that Special Warranty Deed recorded in Official Records Book 18270, Page 459 of the public records of Duval County, Florida less and except those lands contained in ETown Parcel E2 Phase One, recorded in Plat Book 72, Page 110 in the Official Records of Duval County. (1 Unit)

Parcel E-3 – Pulte Homes

That certain real property in Duval County, Florida conveyed to Landowner pursuant to that Special Warranty Deeds recorded in Official Records Book 19092, Page 981 of the public records of Duval County, Florida. (172 Units)

Parcel E-4 – Toll Southeast LP Company, Inc.

Lots 63 - 66 of Edison Parcel 4 – Phase 1, as recorded in Plat Book 74, Page 96 in the Official Records of Duval County.

Parcel E-5 – E5 Holdings, LLC

That certain real property in Duval County, Florida conveyed to Landowner pursuant to that Special Warranty Deed recorded in Official Records Book 18706, Page 2232 of the public records of Duval County, Florida. (4 Units)

Parcel E-6 – Toll Southeast LP Company, LLC

Lots 67 - 75 of Edison Parcel – Phase 1, as recorded in Plat Book 74, Page 71 in the Official Records of Duval County.

Parcel E-7a - Kettering Dev 133, LLC

Lot 131 of Kettering at E-Town Phase 1, as recoded in Plat Book 75, Page 55 in the Official Records of Duval County.

Parcel E-7b - Kettering Dev 133, LLC

That certain real property in Duval County, Florida conveyed to Landowner pursuant to that Special Warranty Deed recorded in Official Records Book 19071, Page 2450 of the public records of Duval County, Florida. (72 Units)

Parcel E-8 – Toll Southeast LP Company, LLC

That certain real property in Duval County, Florida conveyed to Landowner pursuant to that Special Warranty Deed recorded in Official Records Book 19094, Page 1899 of the public records of Duval County, Florida. (202 Units)

Parcel E-7c – Eastland Timber, LLC (Under Contract with Pulte for 260 Units)

Revised February 27, 2020

February 20, 2020

Page 1 of 3

Work Order No. 20-026.00

File No. 127A-14.00A

Parcel E7-C

A portion of Section 32, Township 3 South, Range 28 East, together with a portion of Section 5, Township 4 South, Range 28 East, Duval County, Florida, being a portion of E-Town Overall Parcel, as described and recorded in Official Records Book 18197, page 1321, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northerly terminus of the centerline of ETown Parkway, a variable width right of way as presently established; thence Southerly along said centerline the following 4 courses: Course 1, thence South 00°00'20" West, 63.70 feet to the point of curvature of a curve concave Westerly having a radius of 2000.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of 15°43'34", an arc length of 548.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 07°52'07" West, 547.23 feet; Course 3, thence South 15°43'54" West, 506.03 feet to the point of curvature of a curve concave Easterly having a radius of 1500.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of 45°38'34", an arc length of 1194.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 07°05'23" East, 1163.58 feet; thence South 60°05'20" West, departing said centerline, 75.00 feet to a point lying on the Westerly right of way line of said ETown Parkway; thence South 29°54'40" East, along said Westerly right of way line, 204.66 feet to the Northerly most corner of those lands described and recorded in Official Records Book 18706, page 2232, of said current Public Records; thence South 47°43'25" West, departing said Westerly right of way line and along the Northerly line of said Official Records Book 18706, page 2232, a distance of 565.78 feet; thence South 89°08'56" West, along said Northerly line, 177.17 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 89°08'56" West, along said Northerly line of Official Records Book 18706, page 2232, a distance of 277.08 feet to the Northwesterly most corner of last said lands; thence South 01°01'07" East, along the Westerly line of said Official Records Book 18706, page 2232, a distance of 2253.12 feet to the Southwesterly corner thereof; thence South 85°26'41" West, departing said Westerly line, 981.24 feet to a point lying on the Easterly limited access right of way line of State Road No. 9A, a variable width limited access right of way as presently established; thence Northerly, along said Easterly limited access right of

CONTINUED ON NEXT PAGE

Parcel E7-C (continued)

way line and along the arc of a curve concave Easterly having a radius of 11600.00 feet, through a central angle of $05^{\circ}39'05''$, an arc length of 1144.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $03^{\circ}07'27''$ West, 1143.69 feet; thence North $00^{\circ}17'54''$ West, continuing along said Easterly limited access right of way line, 3893.50 feet; thence South $89^{\circ}59'26''$ East, departing said Easterly limited access right of way line, 432.70 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 18706, page 2291, of said current Public Records; thence Southerly along said Westerly line the following 26 courses: Course 1, thence South $08^{\circ}35'22''$ East, 42.71 feet; Course 2, thence South $25^{\circ}55'09''$ East, 48.33 feet; Course 3, thence South $28^{\circ}29'11''$ East, 63.22 feet; Course 4, thence South $54^{\circ}49'49''$ East, 66.13 feet; Course 5, thence South $36^{\circ}08'55''$ East, 48.20 feet; Course 6, thence South $47^{\circ}37'36''$ East, 27.64 feet; Course 7, thence South $41^{\circ}16'56''$ East, 38.91 feet; Course 8, thence South $45^{\circ}38'07''$ East, 43.55 feet; Course 9, thence South $21^{\circ}02'26''$ East, 47.18 feet; Course 10, thence South $49^{\circ}35'59''$ East, 43.94 feet; Course 11, thence South $47^{\circ}43'18''$ East, 54.98 feet; Course 12, thence South $48^{\circ}36'10''$ East, 47.21 feet; Course 13, thence South $60^{\circ}53'32''$ East, 64.27 feet; Course 14, thence South $20^{\circ}27'38''$ West, 55.19 feet; Course 15, thence South $46^{\circ}14'11''$ West, 51.02 feet; Course 16, thence South $40^{\circ}59'02''$ West, 30.59 feet; Course 17, thence South $20^{\circ}24'31''$ West, 40.75 feet; Course 18, thence South $33^{\circ}05'11''$ West, 47.24 feet; Course 19, thence South $54^{\circ}00'28''$ West, 49.95 feet; Course 20, thence South $14^{\circ}09'35''$ West, 43.74 feet; Course 21, thence South $27^{\circ}17'05''$ West, 38.33 feet; Course 22, thence South $33^{\circ}18'05''$ West, 46.11 feet; Course 23, thence South $07^{\circ}05'17''$ East, 57.32 feet; Course 24, thence South $16^{\circ}35'33''$ East, 47.16 feet; Course 25, thence South $33^{\circ}00'47''$ East, 50.26 feet; Course 26, thence South $35^{\circ}55'43''$ East, 35.06 feet; thence South $54^{\circ}04'19''$ West, departing said Westerly line, 19.95 feet; thence South $35^{\circ}55'42''$ East, 20.00 feet to a point lying on the Northerly line of Conservation Easement 1, as described and recorded in Official Records Book 18369, page 2296, of said current Public Records; thence Easterly along said Northerly line the following 6 courses: Course 1, thence North $54^{\circ}04'16''$ East, 19.93 feet; Course 2, thence South $74^{\circ}52'22''$ East, 87.22 feet; Course 3, thence South $85^{\circ}42'41''$ East, 65.64 feet; Course 4, thence North $46^{\circ}10'56''$ East, 54.16 feet; Course 5, thence North $54^{\circ}06'30''$ East, 94.09 feet; Course 6, thence North $81^{\circ}53'29''$ East, 50.28 feet; thence North $78^{\circ}58'21''$ East, departing said Northerly line, 142.12 feet; thence South $28^{\circ}17'32''$ East, 62.22 feet; thence South $19^{\circ}09'25''$ East, 71.21 feet; thence South $27^{\circ}26'51''$ East, 54.07 feet; thence South $13^{\circ}32'17''$ East, 43.05 feet; thence South $27^{\circ}04'12''$ West, 66.54 feet; thence South $01^{\circ}39'06''$ East, 33.94 feet to a point lying on the Southerly line of said Conservation Easement 1; thence Westerly along said Southerly line the following 14 courses: Course 1, thence North $49^{\circ}06'02''$ West, 57.20 feet; Course 2, thence South $71^{\circ}04'26''$ West, 38.81 feet; Course 3, thence South $51^{\circ}48'48''$ West, 44.75 feet; Course 4, thence South $40^{\circ}20'30''$ West, 50.67 feet; Course 5, thence North $53^{\circ}31'47''$ West, 63.35 feet; Course 6, thence North $82^{\circ}29'43''$ West, 62.95 feet; Course 7, thence North $87^{\circ}21'12''$ West, 44.54 feet; Course 8, thence North $79^{\circ}54'12''$ West, 23.70 feet; Course 9, thence South $05^{\circ}19'21''$ West, 22.34 feet; Course 10, thence South $08^{\circ}32'30''$ East, 193.13 feet; Course 11, thence South $81^{\circ}53'37''$ West, 85.86 feet; Course 12, thence South $60^{\circ}28'45''$ West, 31.79 feet;

Parcel E7-C (continued)

Course 13, thence South 27°47'52" West, 42.55 feet; Course 14, thence South 75°13'22" West, 26.89 feet; thence South 71°28'58" West, departing said Southerly line, 20.97 feet to a point lying on said Southerly line of Conservation Easement 1; thence South 59°58'35" West, along said Southerly line, 67.37 feet; thence South 01°39'06" East, departing said Southerly line, 129.64 feet; thence North 68°28'15" East, 58.52 feet; thence South 62°53'01" East, 54.45 feet; thence South 47°57'52" East, 55.26 feet; thence South 33°04'44" East, 45.75 feet; thence South 26°49'13" East, 28.81 feet; thence North 70°25'45" East, 39.14 feet; thence North 60°11'06" East, 53.72 feet; thence North 54°48'52" East, 50.84 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 130°06'31", an arc length of 56.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 60°07'52" East, 45.34 feet; thence South 04°55'23" West, 28.63 feet; thence South 10°45'16" West, 48.80 feet; thence South 10°04'40" West, 47.79 feet; thence South 31°07'12" West, 47.01 feet; thence South 13°51'34" West, 32.71 feet; thence South 20°38'55" East, 39.66 feet; thence South 06°07'44" East, 33.28 feet; thence South 14°21'13" West, 46.35 feet; thence South 57°25'31" East, 62.03 feet; thence South 13°27'55" West, 33.60 feet; thence South 44°37'20" East, 51.04 feet; thence South 46°00'23" East, 39.90 feet; thence South 45°24'40" East, 54.20 feet; thence South 13°04'45" West, 45.70 feet; thence South 01°14'54" West, 37.82 feet; thence South 07°33'51" West, 39.59 feet; thence South 05°24'54" East, 35.26 feet; thence South 18°24'52" East, 11.83 feet; thence South 71°35'08" West, 20.01 feet; thence South 18°24'52" East, 20.00 feet; thence North 71°35'08" East, 20.01 feet; thence South 18°24'52" East, 12.69 feet to a point lying on the Westerly line of Conservation Easement 7, as described and recorded in Official Records Book 18369, page 2296, of said current Public Records; thence Southerly along said Westerly line the following 6 courses: Course 1, thence South 05°56'20" East, 68.66 feet; Course 2, thence South 19°52'53" East, 98.45 feet; Course 3, thence South 68°29'57" East, 46.66 feet; Course 4, thence South 21°26'05" East, 50.10 feet; Course 5, thence South 23°31'43" East, 43.15 feet; Course 6, thence South 39°07'20" East, 78.13 feet to the Point of Beginning.

Containing 108.28 acres, more or less.

SIXTH ORDER OF BUSINESS



**Authorizing Resolution
For Participation in the Local Government Surplus Funds Trust Fund
(Florida PRIME)**

WHEREAS, Cypress Bluff Community Development District ("Participant")
is (check one or more, as applicable)

☒ a governmental entity within the State of Florida not part of state government, including, without limitation, the following and the officers thereof: any county, municipality, school district, special district, clerk of circuit court, sheriff, property appraiser, tax collector, supervisor of elections, authority, board, public corporation, or any other political subdivision of the State of Florida, as described in Section 218.403(11), Florida Statutes and as authorized by Sections 218.407 and 215.44 (1) Florida Statutes;

☐ a state agency as described in Section 216.011, Florida Statutes, as authorized by Section 215.44(1), Florida Statutes;

☐ a Board of Trustees of a state university or college, as authorized by Section 215.44(1), Florida Statutes; or

☐ a direct support organization of any of the foregoing, as authorized by Section 215.44(1), Florida Statutes.

and is empowered to delegate to the State Board of Administration of Florida the authority to invest legally available funds in the Local Government Surplus Funds Trust Fund (Florida PRIME) and to act as custodian of investments purchased with such investment funds; and

WHEREAS, it is in the best interest of the Participant to invest its legally available funds in investments that provide for safety, liquidity, and competitive returns with minimization of risks consistent with Chapter 218.405, Florida Statutes; and

WHEREAS, the Florida Local Government Surplus Funds Trust Fund (Florida PRIME), a public funds investment pool, was created on behalf of entities whose investment objectives, in order of priority are safety, liquidity, and competitive returns, consistent with the Chapter 218.405, Florida Statutes.

NOW THEREFORE, be it resolved as follows:

A. That Participant approves this Authorizing Resolution and hereby requests the establishment of an account in its name in Florida PRIME, for the purpose of transmitting funds that the Participant has determined to be legally available for investment in Florida PRIME.

B. That the individual, whose title is District Manager, is an authorized representative of the Participant and is hereby authorized to transmit funds for investment in Florida

PRIME and is further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of the Participant's funds.

The authorized representative identified above shall execute a Participant Account Maintenance Form (PAMF) containing a list of the authorized representatives to initiate transactions, bank account wiring instructions, and individuals authorized to make changes to account information. A revised PAMF may be submitted with changes to authorized individuals without the necessity to complete a new Authorizing Resolution.

C. That this Authorizing Resolution shall continue in full force and effect until amended or revoked by the Participant and until Florida PRIME receives an original document of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting (if applicable) held on

the ____ Day of _____, 20 ____.

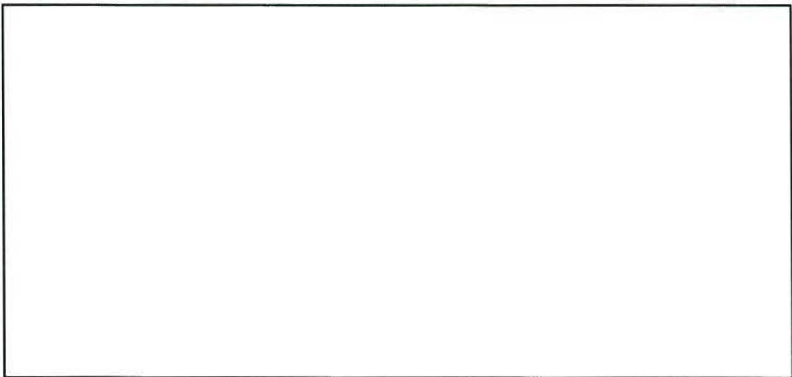
PARTICIPANT NAME: Cypress Bluff Community Development District

BY: Signature _____
 Printed Name _____
 Title _____

(By signing the above, I attest I am authorize to execute this Authorizing Resolution on behalf of the Participant)

ATTEST: Signature _____
 Printed Name _____
 Title _____

SEAL:



EIGHTH ORDER OF BUSINESS

B.

1.

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **36**
- (B) Name of Payee: **Carlton Construction, Inc.
4615 U.S. Highway 17, Suite 1
Fleming Island, FL 32003**
- (C) Amount Payable: **\$52,151.18**
- (D) 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): **eTown Swim & Fitness (Recharge) Contractor Application for Payment No. 1**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2019 Sold Parcels Account**

The undersigned hereby certifies that:

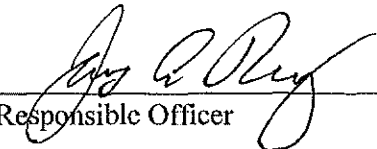
1. obligations in the stated amount set forth above have been incurred by the Issuer;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 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 Issuer 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 Issuer is at the date of such certificate entitled to retain.


Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

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

If this requisition is for a disbursement for 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.


Consulting Engineer

Date: March 10, 2020

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **37**
- (B) Name of Payee: **Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246**
- (C) Amount Payable: **\$3,461.46**
- (D) 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): **Professional Services related to E-Town Amenity Invoice 19010014-12**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2019 Sold
Parcels Account**

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the Issuer;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 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 Issuer 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 Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

By: JS Olm, Asst. Secretary
Responsible Officer

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

If this requisition is for a disbursement for 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.

Consulting Engineer

Date: March 24, 2020



Connelly & Wicker Inc.

Planning

Engineering

Landscape Architecture

February 28, 2020

Project No: 19-01-0014

Invoice No: 19010014-12

Cypress Bluff CDD
Attn: David Ray
david@nocatee.com
MWhite@parcgroup.net
245 Nocatee Center
Ponte Vedra, FL 32081

Project 19-01-0014 E-Town Amenity

Professional Services from February 1, 2020 to February 28, 2020

Phase			Total JTD	Previous	Current
C1 Prelim Site Plan & Analysis	8,000.00	100.00	8,000.00	8,000.00	0.00
C2 PUD Verification	4,000.00	100.00	4,000.00	4,000.00	0.00
C3 Engineering Design & Plan Prep	36,000.00	97.2222	35,000.00	35,000.00	0.00
C4 Design Coordination	4,000.00	100.00	4,000.00	4,000.00	0.00
C5 Permitting	15,000.00	100.00	15,000.00	15,000.00	0.00
C6 Borrow Pit Design	12,000.00	58.3333	7,000.00	7,000.00	0.00
CA1 Final Cert & Const.Observ.-Hrly	17,000.00	29.6471	5,040.00	1,600.00	3,440.00
ZCONS G1 Geotech Exploration & Ph 1	6,670.00	100.00	6,670.00	6,670.00	0.00
ZCONS G2 Geotech Exploration & Analysis	9,315.00	100.00	9,315.00	9,315.00	0.00
ZCONS G3 Add.Geotech Exploration	5,060.00	100.00	5,060.00	5,060.00	0.00
ZCONS ENV1 Tortoise Survey & FWC Permitt	4,025.00	0.00	0.00	0.00	0.00
ZCONS ENV2 Gopher Tortoise Relocation	3,737.50	0.00	0.00	0.00	0.00
ZCONS ENV3 Exclusion Fence Coordination	460.00	0.00	0.00	0.00	0.00
ZCONS Subconsultant Expense	0.00	0.00	0.00	0.00	0.00
ZREIM Reimbursable Expense	4,500.00	46.874	2,109.33	2,087.87	21.46
Total Fee	129,767.50		101,194.33	97,732.87	3,461.46
Total this Invoice					\$3,461.46

	Current	Prior	Total	Received	Due
Billed to Date	3,461.46	97,732.87	101,194.33	97,732.87	3,461.46

Authorized by:

Justin Williams, Project Manager

Backup Report

Connelly & Wicker Inc.

As of 2/28/2020

Billing	Date	Employee/	Description	Units	Rate	Amount
Project Number: 19-01-0014 E-Town Amenity						
Phase Number: CA1 CA1 Final Certs & Const.Observ-Hrly						
Labor:						
	2/14/2020	Green, Derek		2.00	80.00	160.00
	• Revised pool plan					
	2/21/2020	Green, Derek		.50	80.00	40.00
	Cadd file prep per contractor request					
	2/3/2020	Williams, Justin		.25	240.00	60.00
	Site Inspection					
	2/6/2020	Williams, Justin		.75	240.00	180.00
	grading and pay app review					
	2/7/2020	Williams, Justin		1.00	240.00	240.00
	Grading Site inspection					
	2/10/2020	Williams, Justin		.50	240.00	120.00
	coordination					
	2/12/2020	Williams, Justin		.50	240.00	120.00
	Contractor RFI					
	2/13/2020	Williams, Justin		1.00	240.00	240.00
	FFE and Pool Deck Elevation Revisions					
	2/18/2020	Williams, Justin		2.50	240.00	600.00
	Grading Revisions to pool and Building as requested by Client					
	2/19/2020	Williams, Justin		5.50	240.00	1,320.00
	WM revisions for Elec Transformer, Grading Revisions to pool and Building as requested by Client					
	2/20/2020	Williams, Justin		.25	240.00	60.00
	Revised Grading coordination w/ Basham					
	2/21/2020	Williams, Justin		1.00	240.00	240.00
	Grading Revisions and Const Coord w/ Carlton and Vallencourt					
	2/24/2020	Williams, Justin		.25	240.00	60.00
	Bldg permitting support					
Total				16.00		3,440.00
Expenses:						
	1/14/2020	Williams, Justin	Precon at JEA			12.76
	2/7/2020	Williams, Justin	Site mtg			8.70
Total						21.46

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **38**
- (B) Name of Payee: **England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258**
- (C) Amount Payable: **\$2,128.50**
- (D) 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): **Consulting Engineering Services for Construction Projects (WA#4) Invoice 193415**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2019 Sold
Parcels Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
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 Issuer 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 Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Responsible Officer

JSOLW, Asst. Secretary

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

If this requisition is for a disbursement for 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.

[Signature]

Consulting Engineer

Date: March 24, 2020



Cypress Bluff Community Development District c/o
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

March 4, 2020
Project No: 13102.26003
Invoice No: 0193415

Project 13102.26003 2019/2020 Consulting Engineering Services for Construction Projects
(WA#4)

Professional Services rendered through February 29, 2020

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Weeber, Bradley	2/1/2020	1.00	194.00	194.00
Weeber, Bradley	2/8/2020	2.00	194.00	388.00
Weeber, Bradley	2/15/2020	2.00	194.00	388.00
Weeber, Bradley	2/22/2020	2.00	194.00	388.00
Landscape Architect				
White, Gerald	2/22/2020	5.00	146.00	730.00
Administrative Support				
Blair, Shelley	1/18/2020	.50	81.00	40.50
Totals		12.50		2,128.50
Total Labor				2,128.50

Invoice Total this Period

\$2,128.50

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8090 • fax 904-645-9485
CA 00002584 LC-0000316

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **39**
- (B) Name of Payee: **Hopping Green & Sams
PO Box 6526
Tallahassee, FL 32314**
- (C) Amount Payable: **\$902.50**
- (D) 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): **Professional Services related to project construction –
Invoices 113155**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2019 Sold
Parcels Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
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 Issuer 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 Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

By: JSOlin, Asst. Secretary
Responsible Officer

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

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Consulting Engineer

Date: March 24, 2020

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

February 28, 2020

Cypress Bluff CDD
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 113155
Billed through 01/31/2020

Project Construction

CBCDD 00103 KSB

FOR PROFESSIONAL SERVICES RENDERED

01/28/20	KEM	Prepare request for proposals for electrical improvements.	0.40 hrs
01/29/20	KSB	Confer with White regarding bid options; review form of request for proposals.	0.90 hrs
01/29/20	KEM	Prepare request for proposals for Installation of electrical improvements.	0.80 hrs
01/30/20	KSB	Prepare landscape and irrigation request for proposals; review notice of commencement for amenity center.	0.70 hrs
01/30/20	KEM	Prepare request for proposals for installation of electrical improvements, request for proposals for landscape and irrigation installation, and funding agreement.	2.30 hrs
01/31/20	KEM	Prepare requests for proposals.	0.20 hrs
Total fees for this matter			\$902.50

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	3.70 hrs	125 /hr	\$462.50
Buchanan, Katie S.	1.60 hrs	275 /hr	\$440.00

TOTAL FEES \$902.50

TOTAL CHARGES FOR THIS MATTER \$902.50

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	3.70 hrs	125 /hr	\$462.50
Buchanan, Katie S.	1.60 hrs	275 /hr	\$440.00

TOTAL FEES \$902.50

TOTAL CHARGES FOR THIS BILL \$902.50

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **40**
- (B) Name of Payee: **Carlton Construction, Inc.
4615 U.S. Highway 17, Suite 1
Fleming Island, FL 32003**
- (C) Amount Payable: **\$340,035.53**
- (D) 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): **eTown Swim & Fitness (Recharge) Contractor
Application for Payment No. 3**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2019 Sold
Parcels Account**

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the Issuer;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 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 Issuer 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 Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

By: , Asst. Secretary
Responsible Officer

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

If this requisition is for a disbursement for 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.

**Bradley L
Weeber**

Digitally signed by Bradley L. Weeber
DN: cn=Bradley L. Weeber, c=US,
o=ENGLAND THIMS AND MILLER INC.,
ou=A01427D0000016799AA2BEF00004857,
email=weeberb@etm-inc.com
Date: 2020.03.25 09:45:20 -04'00'

Consulting Engineer

Date: March 24, 2020

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER Cypress Bluff CDD
475 West Town Place, Suite 114
St. Augustine FL 32092

PROJECT: eTown Swim & Fitness(Recharge)
10571 Cypress eTown Parkway
Jacksonville FL 32256

APPLICATION NO: 3

Distribution to:

FROM CONTRACTOR: Carlton Construction, Inc.
4615 U.S. Highway 17, Suite 1
Fleming Island FL 32003

VIA ARCHITECT: Basham & Lucas Design Group, Inc.
7645 Gate Parkway
Suite 201
Jacksonville FL 32256

PERIOD TO: 02/29/2020

PROJECT NOS: 19-02

CONTRACT DATE: 12/19/2019

<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ARCHITECT
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	CONSULTANT

CONTRACT FOR: eTown Swim & Fitness (Recharge)

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM	4,959,822.28
2. Net change by Change Orders	0.00
3. CONTRACT SUM TO DATE (Line 1+2)	4,959,822.28
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	528,618.76
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	52,861.88
b. 10.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	52,861.88
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	475,756.88
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	135,721.35
8. CURRENT PAYMENT DUE	340,035.53
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	4,484,065.40

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [Signature] Date: 3/2/2020

State of: Florida County of: Clay

Subscribed and sworn to before me this 2 day of March, 2020

Notary Public: [Signature]

Amanda Lou
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG188634
Expires 2/21/2022

My Commission Expires: 2/21/2020

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 340,035.53

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

ENGINEER:

ARCHITECT:

By:

[Signature]

Date: 3/24/2020

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	0.00	0.00
TOTAL	0.00	

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
1000 - Preconstruction Services	9,000.00		9,000.00	9,000.00			9,000.00	100.00		900.00
1002 - Performance Bond	41,818.76		41,818.76	41,818.76			41,818.76	100.00		4,181.88
1005 - Project Management	185,000.00		185,000.00	18,500.00	18,500.00		37,000.00	20.00	148,000.00	3,700.00
1010 - Concrete Testing	4,200.00		4,200.00						4,200.00	
1013 - Procore	3,800.00		3,800.00	380.00	380.00		760.00	20.00	3,040.00	76.00
1030 - Builders Risk Insurance	16,170.00		16,170.00						16,170.00	
1031 - Liability Insurance	22,319.20		22,319.20	671.00	1,785.00		2,456.00	11.00	19,863.20	245.60
1044 - Mailing/Shipping	108.00		108.00						108.00	
1045 - Blueprinting	640.00		640.00	293.00	347.00		640.00	100.00		64.00
1050 - Safety	500.00		500.00		130.00		130.00	26.00	370.00	13.00
1060 - Small Tools	250.00		250.00		250.00		250.00	100.00		25.00
1104 - Electric Connection Fees	1.00		1.00						1.00	
1250 - Temporary Barriers	600.00		600.00						600.00	
1251 - Jobsite toilets	2,970.00		2,970.00						2,970.00	
1300 - Submittals	200.00		200.00		82.00		82.00	41.00	118.00	8.20
1310 - Permits	7,300.00		7,300.00	4,107.00			4,107.00	56.26	3,193.00	410.70
1330 - Surveying & Layout	9,401.00		9,401.00		5,211.00		5,211.00	55.43	4,190.00	521.10
1505 - Temp Electric	1,000.00		1,000.00		200.00		200.00	20.00	800.00	20.00
1507 - Temp Water	1,001.00		1,001.00						1,001.00	
1520 - Field Office & Sheds	5,850.00		5,850.00	2,492.74	556.00		3,048.74	52.12	2,801.26	304.87
1560 - Generator Rental	7,200.00		7,200.00		464.00		464.00	6.44	6,736.00	46.40
1565 - Generator Fuel	1,200.00		1,200.00		156.00		156.00	13.00	1,044.00	15.60
1580 - Project Sign	500.00		500.00	131.00	369.00		500.00	100.00		50.00
1583 - Ice/Water	400.00		400.00						400.00	
1585 - Temp Locks	90.00		90.00						90.00	
1710 - Daily Cleaning	4,680.00		4,680.00	226.00			226.00	4.83	4,454.00	22.60
1720 - Dumpster	13,500.00		13,500.00						13,500.00	
1725 - Field Office Supplies	360.00		360.00	360.00			360.00	100.00		36.00
1730 - Closeout documents	300.00		300.00						300.00	
1800 - Punch Out	1,000.00		1,000.00						1,000.00	
1875 - Final Clean	2,760.00		2,760.00						2,760.00	
1885 - Photographs	100.00		100.00						100.00	
2010 - Misc. Sitework	10,000.00		10,000.00						10,000.00	

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
2210 - Earthwork	428,127.00		428,127.00	63,229.00	205,648.00		268,877.00	62.80	159,250.00	26,887.70
2510 - Asphalt Paving	194,989.00		194,989.00						194,989.00	
2517 - Concrete Sidewalk	34,705.50		34,705.50						34,705.50	
2530 - Pool Deck Pavers	54,035.00		54,035.00						54,035.00	
2660 - Water Distribution	68,008.00		68,008.00						68,008.00	
2720 - Drainage System	158,405.00		158,405.00		39,602.00		39,602.00	25.00	118,803.00	3,960.20
2730 - Sanitary Sewer	20,416.00		20,416.00		16,333.00		16,333.00	80.00	4,083.00	1,633.30
2829 - Dog Park Fencing	30,994.00		30,994.00						30,994.00	
2832 - Playground Fencing	34,577.00		34,577.00						34,577.00	
2833 - Aluminum Pool Fencing	42,650.00		42,650.00						42,650.00	
2836 - Dumpster Gates	4,266.00		4,266.00						4,266.00	
2838 - Pool Enclosure Gate	1,698.00		1,698.00						1,698.00	
2850 - Steel Bollards	950.00		950.00						950.00	
2868 - Artificial Turf	23,420.00		23,420.00						23,420.00	
2870 - Playground Equipment	93,254.00		93,254.00						93,254.00	
2880 - Site Furnishings	24,161.00		24,161.00						24,161.00	
2900 - Landscaping	221,000.00		221,000.00						221,000.00	
2910 - Irrigation	68,000.00		68,000.00						68,000.00	
3000 - Concrete	154,908.50		154,908.50		31,343.00		31,343.00	20.23	123,565.50	3,134.30
3010 - Site Concrete	32,991.00		32,991.00						32,991.00	
3345 - Termite Treatment	681.00		681.00						681.00	
3355 - Concrete Banding	22,732.00		22,732.00						22,732.00	
3475 - Hollowcore Slabs	39,850.00		39,850.00						39,850.00	
4210 - Brick Veneer	33,953.00		33,953.00						33,953.00	
4221 - CMU Wall	24,904.00		24,904.00		3,205.26		3,205.26	12.87	21,698.74	320.53
4222 - CMU - Honed Face	174,420.00		174,420.00						174,420.00	
4225 - Site CMU Wall	36,210.00		36,210.00						36,210.00	
4725 - Site Cast Stone	26,350.50		26,350.50						26,350.50	
5100 - Structural Steel	98,500.00		98,500.00						98,500.00	
5540 - Metal Stairs	56,000.00		56,000.00						56,000.00	
5721 - Exterior Handrails	60,265.00		60,265.00						60,265.00	
5800 - Countertop Supports	14,000.00		14,000.00						14,000.00	
5810 - Bar Foot Rail	2,280.00		2,280.00						2,280.00	

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
6020 - T&G - Exterior	4,505.00		4,505.00						4,505.00	
6100 - Framing & Carp. Install	62,000.00		62,000.00						62,000.00	
6101 - Lumber Package	10,821.00		10,821.00						10,821.00	
6105 - Misc. Blocking	750.00		750.00						750.00	
6190 - Truss Package	3,894.00		3,894.00						3,894.00	
6400 - Cabinetry	26,290.00		26,290.00						26,290.00	
6700 - Rough Hardware	750.00		750.00						750.00	
7100 - Waterproofing	12,446.00		12,446.00						12,446.00	
7120 - Deck Traffic Coating	20,949.00		20,949.00						20,949.00	
7200 - Insulation	12,764.00		12,764.00						12,764.00	
7500 - Membrane Roofing	28,055.00		28,055.00						28,055.00	
7610 - Metal Roofing	16,805.00		16,805.00						16,805.00	
7620 - Flashing Allowance	1,508.00		1,508.00						1,508.00	
7720 - Gutters	3,289.00		3,289.00						3,289.00	
7915 - Coping Expansion Joints	2,074.00		2,074.00						2,074.00	
7920 - Sealants and Caulks	350.00		350.00						350.00	
8101 - Door Installation	3,370.00		3,370.00						3,370.00	
8220 - Fiberglass Doors	8,908.00		8,908.00						8,908.00	
8410 - Storefront System	58,688.00		58,688.00						58,688.00	
8420 - Storefront - Interior	3,237.00		3,237.00						3,237.00	
8450 - 50/50 OH Door	39,900.00		39,900.00						39,900.00	
8710 - Door Hardware	7,509.00		7,509.00						7,509.00	
8950 - Turnstile	8,445.00		8,445.00						8,445.00	
9010 - Floor Protection	500.00		500.00						500.00	
9100 - Stucco	38,850.00		38,850.00						38,850.00	
9105 - Site Stucco	14,200.00		14,200.00						14,200.00	
9250 - Drywall & Accoustic	145,203.00		145,203.00						145,203.00	
9320 - Sign Wall Tile	4,720.00		4,720.00						4,720.00	
9437 - Roof Deck Tile	25,845.00		25,845.00						25,845.00	
9541 - Flooring Package	18,223.00		18,223.00						18,223.00	
9542 - Quartz Flooring	8,500.00		8,500.00						8,500.00	
9900 - Painting	32,649.00		32,649.00						32,649.00	
9910 - Site Painting	6,493.00		6,493.00						6,493.00	

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
10165 - Toilet Partitions	13,296.00		13,296.00						13,296.00	
10430 - Exterior Bldg. Signs	11,806.00		11,806.00						11,806.00	
10435 - Main Entry Sign	10,030.00		10,030.00						10,030.00	
10522 - Fire Extinguishers	1,050.00		1,050.00						1,050.00	
10800 - Bath Accessories	9,694.00		9,694.00						9,694.00	
13152 - Swimming Pool	504,000.00		504,000.00						504,000.00	
13300 - Prefab. Shade Structure	29,029.00		29,029.00						29,029.00	
13305 - Cantilever Shade Struct.	49,772.00		49,772.00						49,772.00	
13650 - Solar Electric Panels	134,222.00		134,222.00						134,222.00	
13700 - Cistern Tanks	4,790.00		4,790.00						4,790.00	
14100 - Elevator	67,000.00		67,000.00		33,500.00		33,500.00	50.00	33,500.00	3,350.00
15100 - Plumbing	61,793.00		61,793.00						61,793.00	
15110 - Site Plumbing	1,850.00		1,850.00						1,850.00	
15700 - HVAC	47,953.00		47,953.00						47,953.00	
16000 - Electrical	342,000.00		342,000.00	2,500.00	2,000.00		4,500.00	1.32	337,500.00	450.00
16720 - Security System	10,000.00		10,000.00						10,000.00	
17100 - Contractor Contingency	160,000.00		160,000.00						160,000.00	
17950 - CM Fee	233,127.82		233,127.82	7,093.00	17,756.00		24,849.00	10.66	208,278.82	2,484.90
Totals:	4,959,822.28		4,959,822.28	150,801.50	377,817.26		528,618.76	10.66	4,431,203.52	52,861.88

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **41**
- (B) Name of Payee: **England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258**
- (C) Amount Payable: **\$2,128.50**
- (D) 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): **Consulting Engineering Services for Construction Projects (WA#4) Invoice 193415**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2019 Sold
Parcels Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
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 Issuer 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 Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

By: , Asst. Secretary
Responsible Officer

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

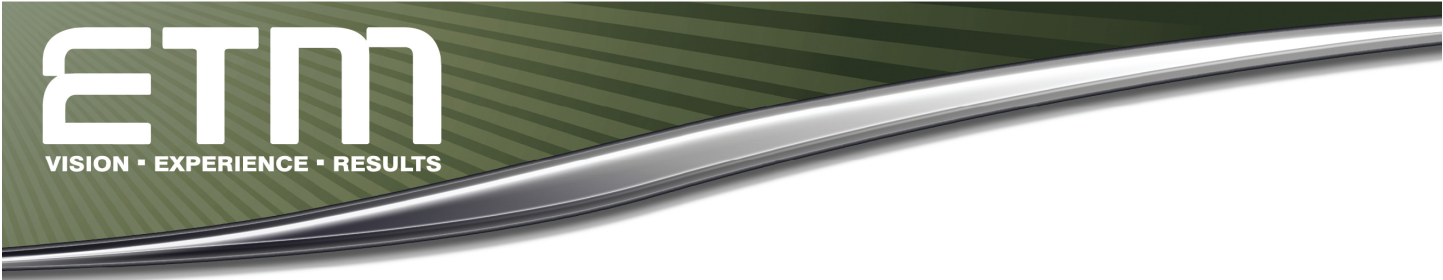
If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the 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.

**Bradley L
Weeber**

Digitally signed by Bradley L. Weeber
DN: cn=Bradley L. Weeber, c=US,
o=ENGLAND THIMS AND MILLER INC.,
ou=A01427D0000016799AA2BEF00004857,
email=weeberb@etm-inc.com
Date: 2020.03.25 09:45:20 -04'00'

Consulting Engineer

Date: March 24, 2020



March 4, 2020
Project No: 13102.26003
Invoice No: 0193415

Professional Services rendered through February 29, 2020

		Hours	Rate	Amount
Senior Engineer				
Weeber, Bradley	2/1/2020	1.00	194.00	194.00
Weeber, Bradley	2/8/2020	2.00	194.00	388.00
Weeber, Bradley	2/15/2020	2.00	194.00	388.00
Weeber, Bradley	2/22/2020	2.00	194.00	388.00
Landscape Architect				
White, Gerald	2/22/2020	5.00	146.00	730.00
Administrative Support				
Blair, Shelley	1/18/2020	.50	81.00	40.50
Totals		12.50		2,128.50
Total Labor				2,128.50
Invoice Total this Period				\$2,128.50

2.

**Cypress Bluff Community Development District
Series 2019 Acquisition and Construction Bonds**

REQUISITION SUMMARY

Tuesday, April 28, 2020

2018 Acq Sold Parcels Account to be APPROVED

4/28/2020	42	England-Thims & Miller, Inc.	Consulting Engineering Services for Construction Projects (WA#4) Invoice 19	\$1,886.50
4/28/2020	43	Carlton Construction, Inc.	eTown Swim & Fitness (Recharge) Application No. 4	\$215,771.13
4/28/2020	44	Connelly & Wicker, Inc.	Professional services related to e-Town Amenity - Invoice 19010014-13	\$1,340.00
			TOTAL REQUISITIONS TO BE APPROVED April 23, 2020	\$218,997.63

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **42**
- (B) Name of Payee: **England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258**
- (C) Amount Payable: **\$1,886.50**
- (D) 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): **Consulting Engineering Services for Construction Projects (WA#4) Invoice 193795**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2019 Sold
Parcels Account**

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the Issuer;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 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 Issuer 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 Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

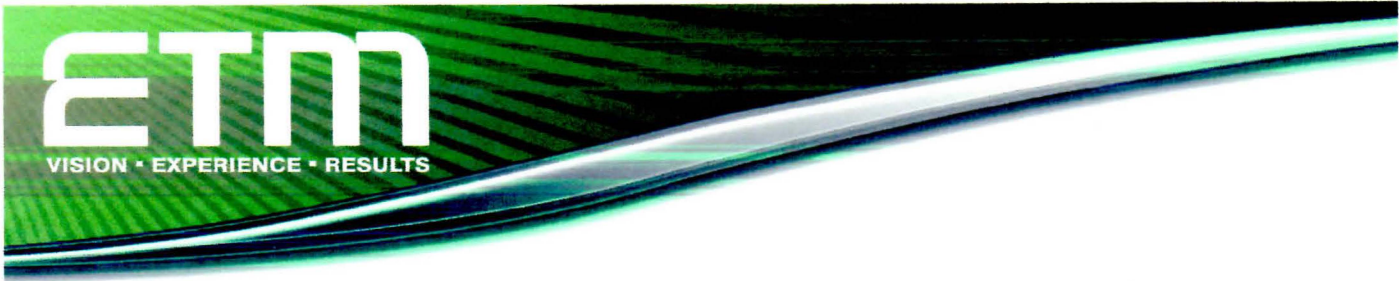
By: _____
Responsible Officer

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

If this requisition is for a disbursement for 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.

Consulting Engineer

Date: April 17, 2020



April 9, 2020
Project No: 13102.26003
Invoice No: 0193795

Professional Personnel

Hours	Rate	Amount
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Senior Engineer

Weeber, Bradley	2/29/2020	2.00	194.00	388.00
Weeber, Bradley	3/14/2020	1.00	194.00	194.00
Weeber, Bradley	3/21/2020	4.00	194.00	776.00

Engineer

Phillips, Kristen	3/7/2020	3.50	151.00	528.50
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Totals	10.50	1,886.50
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Total Labor	1,886.50
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Invoice Total this Period	\$1,886.50
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ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-542-3880 • fax 904-545-9465
CA-00007581 LC-00003116

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **43**
- (B) Name of Payee: **Carlton Construction, Inc.
4615 U.S. Highway 17, Suite 1
Fleming Island, FL 32003**
- (C) Amount Payable: **\$215,771.13**
- (D) 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): **eTown Swim & Fitness (Recharge) Contractor Application for Payment No. 4**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2019 Sold
Parcels Account**

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the Issuer;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 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 Issuer 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.

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Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

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

If this requisition is for a disbursement for 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.

Consulting Engineer

Date: April 17, 2020

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER **Cypress Bluff CDD**
475 West Town Place, Suite 114
St. Augustine FL 32092

PROJECT: **eTown Swim & Fitness(Recharge)**
10571 Cypress eTown Parkway
Jacksonville FL 32256

APPLICATION NO: 4

Distribution to:

FROM CONTRACTOR: **Carlton Construction, Inc.**
4615 U.S. Highway 17, Suite 1
Fleming Island FL 32003

VIA ARCHITECT: **Basham & Lucas Design Group, Inc.**
7645 Gate Parkway
Suite 201
Jacksonville FL 32256

PERIOD TO: 03/31/2020

PROJECT NOS: 19-02

CONTRACT DATE: 12/19/2019

<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ARCHITECT
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	CONSULTANT

CONTRACT FOR: eTown Swim & Fitness (Recharge)

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM	4,959,822.28
2. Net change by Change Orders	0.00
3. CONTRACT SUM TO DATE (Line 1+2)	4,959,822.28
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	768,364.48
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	76,836.47
b. 10.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	76,836.47
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	691,528.01
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	475,756.88
8. CURRENT PAYMENT DUE	215,771.13
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	4,268,294.27

CONTRACTOR'S CERTIFICATION OF WORK

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Carlton Construction Date: 4/3/2020

State of: Florida County of: Clay

Subscribed and sworn to before me this 3rd day of April 2020

Notary Public: Amy D. Brooks

My Commission Expires: 8/5/23

AMY D. BROOKS
Notary Public, State of Florida
My Comm. Expires 08/05/2023
Commission No. GG347712

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 215,771.13

(Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

ENGINEER: [Signature] By: [Signature] Date: 4/6/2020

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	0.00	0.00
TOTAL	0.00	

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
1000 - Preconstruction Services	9,000.00		9,000.00	9,000.00			9,000.00	100.00		900.00
1002 - Performance Bond	41,818.76		41,818.76	41,818.76			41,818.76	100.00		4,181.88
1005 - Project Management	185,000.00		185,000.00	37,000.00	18,500.00		55,500.00	30.00	129,500.00	5,550.00
1010 - Concrete Testing	4,200.00		4,200.00		1,322.00		1,322.00	31.48	2,878.00	132.20
1013 - Procore	3,800.00		3,800.00	760.00	380.00		1,140.00	30.00	2,660.00	114.00
1030 - Builders Risk Insurance	16,170.00		16,170.00						16,170.00	
1031 - Liability Insurance	22,319.20		22,319.20	2,456.00	1,116.00		3,572.00	16.00	18,747.20	357.20
1044 - Mailing/Shipping	108.00		108.00						108.00	
1045 - Blueprinting	640.00		640.00	640.00			640.00	100.00		64.00
1050 - Safety	500.00		500.00	130.00	106.60		236.60	47.32	263.40	23.66
1060 - Small Tools	250.00		250.00	250.00			250.00	100.00		25.00
1104 - Electric Connection Fees	1.00		1.00						1.00	
1250 - Temporary Barriers	600.00		600.00						600.00	
1251 - Jobsite toilets	2,970.00		2,970.00		455.34		455.34	15.33	2,514.66	45.53
1300 - Submittals	200.00		200.00	82.00			82.00	41.00	118.00	8.20
1310 - Permits	7,300.00		7,300.00	4,107.00	102.22		4,209.22	57.66	3,090.78	420.92
1330 - Surveying & Layout	9,401.00		9,401.00	5,211.00			5,211.00	55.43	4,190.00	521.10
1505 - Temp Electric	1,000.00		1,000.00	200.00	423.58		623.58	62.36	376.42	62.36
1507 - Temp Water	1,001.00		1,001.00		115.79		115.79	11.57	885.21	11.58
1520 - Field Office & Sheds	5,850.00		5,850.00	3,048.74	1,045.21		4,093.95	69.98	1,756.05	409.40
1560 - Generator Rental	7,200.00		7,200.00	464.00			464.00	6.44	6,736.00	46.40
1565 - Generator Fuel	1,200.00		1,200.00	156.00			156.00	13.00	1,044.00	15.60
1580 - Project Sign	500.00		500.00	500.00			500.00	100.00		50.00
1583 - Ice/Water	400.00		400.00		49.95		49.95	12.49	350.05	5.00
1585 - Temp Locks	90.00		90.00						90.00	
1710 - Daily Cleaning	4,680.00		4,680.00	226.00			226.00	4.83	4,454.00	22.60
1720 - Dumpster	13,500.00		13,500.00		25.00		25.00	0.19	13,475.00	2.50
1725 - Field Office Supplies	360.00		360.00	360.00			360.00	100.00		36.00
1730 - Closeout documents	300.00		300.00						300.00	
1800 - Punch Out	1,000.00		1,000.00		225.98		225.98	22.60	774.02	22.60
1875 - Final Clean	2,760.00		2,760.00						2,760.00	
1885 - Photographs	100.00		100.00						100.00	
2010 - Misc. Sitework	10,000.00		10,000.00						10,000.00	

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
2210 - Earthwork	428,127.00		428,127.00	268,877.00	36,788.96		305,665.96	71.40	122,461.04	30,566.60
2510 - Asphalt Paving	194,989.00		194,989.00						194,989.00	
2517 - Concrete Sidewalk	34,705.50		34,705.50						34,705.50	
2530 - Pool Deck Pavers	54,035.00		54,035.00						54,035.00	
2660 - Water Distribution	68,008.00		68,008.00		51,005.73		51,005.73	75.00	17,002.27	5,100.57
2720 - Drainage System	158,405.00		158,405.00	39,602.00	39,600.36		79,202.36	50.00	79,202.64	7,920.24
2730 - Sanitary Sewer	20,416.00		20,416.00	16,333.00			16,333.00	80.00	4,083.00	1,633.30
2829 - Dog Park Fencing	30,994.00		30,994.00						30,994.00	
2832 - Playground Fencing	34,577.00		34,577.00						34,577.00	
2833 - Aluminum Pool Fencing	42,650.00		42,650.00						42,650.00	
2836 - Dumpster Gates	4,266.00		4,266.00						4,266.00	
2838 - Pool Enclosure Gate	1,698.00		1,698.00						1,698.00	
2850 - Steel Bollards	950.00		950.00						950.00	
2868 - Artificial Turf	23,420.00		23,420.00						23,420.00	
2870 - Playground Equipment	93,254.00		93,254.00						93,254.00	
2880 - Site Furnishings	24,161.00		24,161.00						24,161.00	
2900 - Landscaping	221,000.00		221,000.00						221,000.00	
2910 - Irrigation	68,000.00		68,000.00						68,000.00	
3000 - Concrete	154,908.50		154,908.50	31,343.00	37,689.50		69,032.50	44.56	85,876.00	6,903.25
3010 - Site Concrete	32,991.00		32,991.00						32,991.00	
3345 - Termite Treatment	681.00		681.00		666.50		666.50	97.87	14.50	66.65
3355 - Concrete Banding	22,732.00		22,732.00						22,732.00	
3475 - Hollowcore Slabs	39,850.00		39,850.00						39,850.00	
4210 - Brick Veneer	33,953.00		33,953.00						33,953.00	
4221 - CMU Wall	24,904.00		24,904.00	3,205.26			3,205.26	12.87	21,698.74	320.53
4222 - CMU - Honed Face	174,420.00		174,420.00						174,420.00	
4225 - Site CMU Wall	36,210.00		36,210.00						36,210.00	
4725 - Site Cast Stone	26,350.50		26,350.50						26,350.50	
5100 - Structural Steel	98,500.00		98,500.00						98,500.00	
5540 - Metal Stairs	56,000.00		56,000.00						56,000.00	
5721 - Exterior Handrails	60,265.00		60,265.00						60,265.00	
5800 - Countertop Supports	14,000.00		14,000.00						14,000.00	
5810 - Bar Foot Rail	2,280.00		2,280.00						2,280.00	

PROGRESS BILLING

Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
10165 - Toilet Partitions	13,296.00		13,296.00						13,296.00	
10430 - Exterior Bldg. Signs	11,806.00		11,806.00						11,806.00	
10435 - Main Entry Sign	10,030.00		10,030.00						10,030.00	
10522 - Fire Extinguishers	1,050.00		1,050.00						1,050.00	
10800 - Bath Accessories	9,694.00		9,694.00						9,694.00	
13152 - Swimming Pool	504,000.00		504,000.00						504,000.00	
13300 - Prefab. Shade Structure	29,029.00		29,029.00						29,029.00	
13305 - Cantilever Shade Struct.	49,772.00		49,772.00						49,772.00	
13650 - Solar Electric Panels	134,222.00		134,222.00		22,375.00		22,375.00	16.67	111,847.00	2,237.50
13700 - Cistern Tanks	4,790.00		4,790.00						4,790.00	
14100 - Elevator	67,000.00		67,000.00	33,500.00			33,500.00	50.00	33,500.00	3,350.00
15100 - Plumbing	61,793.00		61,793.00		7,000.00		7,000.00	11.33	54,793.00	700.00
15110 - Site Plumbing	1,850.00		1,850.00						1,850.00	
15700 - HVAC	47,953.00		47,953.00						47,953.00	
16000 - Electrical	342,000.00		342,000.00	4,500.00	9,500.00		14,000.00	4.09	328,000.00	1,400.00
16720 - Security System	10,000.00		10,000.00						10,000.00	
17100 - Contractor Contingency	160,000.00		160,000.00						160,000.00	
17950 - CM Fee	233,127.82		233,127.82	24,849.00	11,252.00		36,101.00	15.49	197,026.82	3,610.10
Totals:	4,959,822.28		4,959,822.28	528,618.76	239,745.72		768,364.48	15.49	4,191,457.80	76,836.47

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **44**
- (B) Name of Payee: **Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246**
- (C) Amount Payable: **\$1,340.00**
- (D) 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): **Professional Services related to E-Town Amenity Invoice 19010014-13**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2019 Sold
Parcels Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
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 Issuer 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 Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

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

If this requisition is for a disbursement for 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.

Consulting Engineer

Date: April 17, 2020



Connelly & Wicker Inc.

Planning

Engineering

March 27, 2020

Landscape Architecture

Project No: 19-01-0014

Invoice No: 19010014-13

Cypress Bluff CDD
Attn: David Ray
david@nocatee.com
MWhite@parcgroup.net
245 Nocatee Center
Ponte Vedra, FL 32081

Project 19-01-0014 E-Town Amenity

Professional services for this month include pay application certification and preparation of cadd files for construction surveyor.

Professional Services from February 29, 2020 to March 27, 2020

Phase			Total JTD	Previous	Current
C1 Prelim Site Plan & Analysis	8,000.00	100.00	8,000.00	8,000.00	0.00
C2 PUD Verification	4,000.00	100.00	4,000.00	4,000.00	0.00
C3 Engineering Design & Plan Prep	36,000.00	100.00	36,000.00	35,000.00	1,000.00
C4 Design Coordination	4,000.00	100.00	4,000.00	4,000.00	0.00
C5 Permitting	15,000.00	100.00	15,000.00	15,000.00	0.00
C6 Borrow Pit Design	12,000.00	58.3333	7,000.00	7,000.00	0.00
CA1 Final Cert & Const.Observ.-Hrly	17,000.00	31.6471	5,380.00	5,040.00	340.00
ZCONS G1 Geotech Exploration & Ph 1	6,670.00	100.00	6,670.00	6,670.00	0.00
ZCONS G2 Geotech Exploration & Analysis	9,315.00	100.00	9,315.00	9,315.00	0.00
ZCONS G3 Add.Geotech Exploration	5,060.00	100.00	5,060.00	5,060.00	0.00
ZCONS ENV1 Tortoise Survey & FWC Permitt	4,025.00	0.00	0.00	0.00	0.00
ZCONS ENV2 Gopher Tortoise Relocation	3,737.50	0.00	0.00	0.00	0.00
ZCONS ENV3 Exclusion Fence Coordination	460.00	0.00	0.00	0.00	0.00
ZCONS Subconsultant Expense	0.00	0.00	0.00	0.00	0.00
ZREIM Reimbursable Expense	4,500.00	46.874	2,109.33	2,109.33	0.00
Total Fee	129,767.50		102,534.33	101,194.33	1,340.00
Total this Invoice					\$1,340.00

	Current	Prior	Total	Received	Due
Billed to Date	1,340.00	101,194.33	102,534.33	101,194.33	1,340.00

Authorized by:

Justin Williams, Project Manager

Backup Report

Connelly & Wicker Inc.

As of 3/27/2020

Billing	Date	Employee/	Description	Units	Rate	Amount
Project Number: 19-01-0014 E-Town Amenity						
Phase Number: CA1 CA1 Final Certs & Const.Observ-Hrly						
Labor:						
	3/13/2020	Green, Derek		.50	80.00	40.00
		• Created CADD files	FOR SURVEY			
	3/11/2020	Williams, Justin		.25	240.00	60.00
		pay app rev and cert				
	3/24/2020	Williams, Justin		1.00	240.00	240.00
		pay app certification/site review				
Total				1.75		340.00

NINTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
March 31, 2020



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Cypress Bluff
Community Development District
Combined Balance Sheet
March 31, 2020

Governmental Fund Types

	General	Debt Service	Capital Projects	Totals (Memorandum Only) 2020
<u>Assets:</u>				
Cash	\$459,637	---	---	\$459,637
Due from Developer	\$10,784	---	---	\$10,784
Investments:				
Reserve	---	\$365,840	---	\$365,840
Revenue	---	\$600,483	---	\$600,483
Interest	---	\$12	---	\$12
Acquisition & Construction- Parcel E3A	---	---	\$934,021	\$934,021
Acquisition & Construction- Parcel E5	---	---	\$2,081,376	\$2,081,376
Acquisition & Construction- Parcel E7A	---	---	\$1,647,756	\$1,647,756
Acquisition & Construction- Sold Parcels	---	---	\$28,754	\$28,754
Acquisition & Construction	---	---	\$3,999	\$3,999
Cost of Issuance	---	---	---	\$0
Due From General Fund	---	---	---	\$0
Due from Debt Service	\$14,543	---	---	\$14,543
Total Assets	\$484,965	\$966,335	\$4,695,906	\$6,147,206
<u>Liabilities:</u>				
Accounts Payable	\$1,839	---	---	\$1,839
Due to Debt Service	---	---	---	\$0
Due to General Fund	---	\$14,543	---	\$14,543
Due to Other	---	---	---	\$0
FICA Payable	(\$31)	---	---	(\$31)
<u>Fund Balances:</u>				
Nonspendable	---	---	---	\$0
Restricted for Debt Service	---	\$951,792	---	\$951,792
Unassigned	\$483,156	---	\$4,695,906	\$5,179,062
Total Liabilities and Fund Equity	\$484,965	\$966,335	\$4,695,906	\$6,147,206

Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending March 31, 2020

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
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Revenues:

Operation & Maintenance Assessments	\$782,618	\$603,088	\$603,088	\$0
Bondholder Contributions	\$0	\$0	\$10,784	\$10,784

Total Revenues	\$782,618	\$603,088	\$613,872	\$10,784
-----------------------	------------------	------------------	------------------	-----------------

Expenditures

Administrative

Supervisor Fees	\$12,000	\$6,000	\$2,600	\$3,400
FICA Expense	\$918	\$459	\$168	\$291
Engineering	\$3,000	\$1,500	\$938	\$562
Arbitrage	\$800	\$400	\$0	\$400
Dissemination Agent	\$4,000	\$2,000	\$2,000	\$0
Attorney	\$30,000	\$15,000	\$17,674	(\$2,674)
Annual Audit	\$8,000	\$4,000	\$0	\$4,000
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$15,000	\$7,500	\$6,000	\$1,500
Management Fees	\$45,000	\$22,500	\$22,500	\$0
Information Technology	\$2,000	\$1,000	\$1,500	(\$500)
Telephone	\$5,000	\$2,500	\$79	\$2,421
Postage	\$500	\$250	\$436	(\$186)
Printing & Binding	\$6,000	\$3,000	\$1,029	\$1,971
Insurance	\$5,000	\$5,000	\$5,125	(\$125)
Legal Advertising	\$5,000	\$2,500	\$1,481	\$1,019
Other Current Charges	\$5,250	\$2,625	\$102	\$2,523
Office Supplies	\$600	\$300	\$66	\$234
Dues, Licenses & Subscriptions	\$325	\$175	\$175	\$0
Website design/compliance	\$1,000	\$500	\$0	\$500

Total Administrative	\$154,393	\$82,209	\$66,874	\$15,335
-----------------------------	------------------	-----------------	-----------------	-----------------

Grounds Maintenance

Pond Maintenance (Water Quality)	\$15,000	\$7,500	\$0	\$7,500
Landscape Maintenance	\$315,000	\$157,500	\$87,982	\$69,518
Landscape Contingency	\$20,000	\$10,000	\$0	\$10,000
Pump Maintenance	\$3,550	\$1,775	\$0	\$1,775
Reclaimed Water	\$20,000	\$10,000	\$0	\$10,000
Irrigation Repairs	\$4,000	\$2,000	\$0	\$2,000
Landscape Reserves	\$10,000	\$5,000	\$0	\$5,000
Other Repairs and Maintenance	\$6,000	\$3,000	\$0	\$3,000

Total Grounds Maintenance	\$393,550	\$196,775	\$87,982	\$108,793
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Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending March 31, 2020

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/20	ACTUAL THRU 3/31/20	VARIANCE
<u>Amenity</u>				
Insurance	\$12,500	\$6,250	\$0	\$6,250
Field Service Operations	\$35,000	\$17,500	\$0	\$17,500
Lifestyle Operations	\$40,000	\$20,000	\$0	\$20,000
Pool Maintenance	\$20,000	\$10,000	\$0	\$10,000
Pool Chemicals	\$12,000	\$6,000	\$0	\$6,000
Interim Facility Staffing	\$30,000	\$15,000	\$0	\$15,000
Janitorial Services	\$28,000	\$14,000	\$0	\$14,000
Refuse	\$4,200	\$2,100	\$0	\$2,100
Security and Gate Maintenance	\$4,500	\$2,250	\$0	\$2,250
Facility Maintenance	\$8,000	\$4,000	\$0	\$4,000
Elevator Maintenance	\$6,000	\$3,000	\$0	\$3,000
Cable and Utilities	\$5,500	\$2,750	\$0	\$2,750
Licenses and Permits	\$1,475	\$738	\$0	\$738
Repairs & Maintenance	\$5,000	\$2,500	\$0	\$2,500
Special Events	\$3,000	\$1,500	\$0	\$1,500
Holiday Decorations	\$1,500	\$750	\$0	\$750
Fitness Center R&M	\$5,000	\$2,500	\$0	\$2,500
Reserve for Amenities	\$10,000	\$5,000	\$0	\$5,000
Other Current Charges	\$3,000	\$1,500	\$0	\$1,500
Total Amenity	\$234,675	\$117,338	\$0	\$117,338
Total Expenditures	\$782,618	\$396,322	\$154,856	\$241,466
Excess Revenues/Expenses	\$0		\$459,017	
Fund Balance - Beginning	\$0		\$24,140	
Fund Balance - Ending	\$0		\$483,156	

Cypress Bluff
Community Development District
Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending March 31, 2020

Description	PRORATED		ACTUAL	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 3/31/20		

Revenues

Special Assessments- Direct	\$731,680	\$575,103	\$575,103	\$0
Special Assessments- Tax Collector	\$0	\$0	\$0	\$0
Assessments- Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$3,088	\$3,088

Total Revenues	\$731,680	\$575,103	\$578,191	\$3,088
-----------------------	------------------	------------------	------------------	----------------

Expenditures

Series 2019

Interest-11/1	\$269,573	\$269,573	\$269,573	\$0
Principal-5/1	\$195,000	\$0	\$0	\$0
Interest-5/1	\$269,573	\$0	\$0	\$0

Total Expenditures	\$734,146	\$269,573	\$269,573	\$0
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Excess Revenues (Expenditures)	(\$2,466)		\$308,618	
---------------------------------------	------------------	--	------------------	--

Fund Balance - Beginning	\$274,991		\$643,174	
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Fund Balance - Ending	\$272,525		\$951,792	
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Cypress Bluff
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending March 31, 2020

Description	ACTUAL 3/31/20
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Revenues:

Interest	\$44,929
----------	----------

Total Revenues	\$44,929
-----------------------	-----------------

Expenditures

Capital Outlay	\$3,795,989
Cost of Issuance	\$0

Total Expenditures	\$3,795,989
---------------------------	--------------------

Excess Revenues (Expenditures)	(\$3,751,060)
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Fund Balance - Beginning	\$8,446,966
---------------------------------	--------------------

Fund Balance - Ending	\$4,695,906
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Cypress Bluff
Community Development District
General Fund
Month By Month Income Statement

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Operations & Maintenance Assessments	\$0	\$66,249	\$304,060	\$146,780	\$0	\$85,999	\$0	\$0	\$0	\$0	\$0	\$0	\$603,088
Bondholder Contributions	\$10,547	\$237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,784
Total Revenues	\$10,547	\$66,487	\$304,060	\$146,780	\$0	\$85,999	\$0	\$0	\$0	\$0	\$0	\$0	\$613,872
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$1,000	\$0	\$600	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
FICA Expense	\$0	\$61	\$0	\$46	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Engineering	\$138	\$316	\$291	\$0	\$194	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$938
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$333	\$333	\$333	\$333	\$333	\$333	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
Attorney	\$11,364	\$1,362	\$1,043	\$2,066	\$1,839	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,674
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500
Information Technology	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500
Telephone	\$0	\$34	\$0	\$13	\$0	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$79
Postage	\$18	\$127	\$0	\$109	\$9	\$174	\$0	\$0	\$0	\$0	\$0	\$0	\$436
Printing & Binding	\$115	\$2	\$273	\$46	\$199	\$394	\$0	\$0	\$0	\$0	\$0	\$0	\$1,029
Insurance	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
Legal Advertising	\$300	\$90	\$826	\$90	\$90	\$86	\$0	\$0	\$0	\$0	\$0	\$0	\$1,481
Other Current Charges	\$100	\$102	\$100	\$51	\$130	(\$380)	\$0	\$0	\$0	\$0	\$0	\$0	\$102
Office Supplies	\$15	\$0	\$18	\$0	\$15	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$66
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website design/compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$26,683	\$7,427	\$6,884	\$7,352	\$13,870	\$4,657	\$0	\$0	\$0	\$0	\$0	\$0	\$66,874
Grounds Maintenance													
Pond Maintenance (Water Quality)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$11,587	\$14,812	\$14,812	\$14,812	\$14,812	\$17,147	\$0	\$0	\$0	\$0	\$0	\$0	\$87,982
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reclaimed Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Grounds Maintenance	\$11,587	\$14,812	\$14,812	\$14,812	\$14,812	\$17,147	\$0	\$0	\$0	\$0	\$0	\$0	\$87,982

Cypress Bluff
Community Development District
General Fund
Month By Month Income Statement

Amenity

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Service Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lifestyle Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interim Facility Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security and Gate Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable and Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Licenses and Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Amenities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditures	\$38,270	\$22,239	\$21,696	\$22,164	\$28,682	\$21,804	\$0	\$0	\$0	\$0	\$0	\$0	\$154,856
Excess Revenues (Expenditures)	(\$27,723)	\$44,248	\$282,364	\$124,616	(\$28,682)	\$64,195	\$0	\$0	\$0	\$0	\$0	\$0	\$459,017

Cypress Bluff
Community Development District
Long Term Debt Report

Series 2019 Special Assessments Revenue Bonds	
Interest Rate:	3.75-5.1%
Maturity Date:	5/1/2048
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$365,840.00
Reserve Fund Balance:	\$365,840.00
Bonds outstanding - 9/30/2018	\$11,565,000
Mandatory Principal- 5/1/2019	(\$330,000)
Current Bonds Outstanding	\$11,235,000

CYPRESS BLUFF CDD
OFF ROLL ASSESSMENTS

\$ 273,998

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	O&M	DEBT SERVICE
12/4/19	12/1/19	1368	\$ 136,999	\$ 136,999	\$ 136,999	\$ -
1/30/20	2/1/20	1381	\$ 68,499	\$ 68,499	\$ 68,499	\$ -
	5/1/20		\$ 68,499	\$ -	\$ -	\$ -
			\$ 273,998	\$ 205,498	\$ 205,498	\$ -

\$ 110,999 \$ 172,002

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	O&M	DEBT SERVICE
12/10/19	12/1/19	2884687	\$ 141,500	\$ 141,500	\$ 55,500	\$ 86,001
12/10/19	2/1/20	2884687	\$ 70,750	\$ 70,750	\$ 27,750	\$ 43,000
12/10/19	5/1/20	2884687	\$ 70,750	\$ 70,750	\$ 27,750	\$ 43,000
			\$ 283,001	\$ 283,001	\$ 110,999	\$ 172,002

\$ 132,499 \$ 196,795

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	O&M	DEBT SERVICE
11/1/19	12/1/19	10225479	\$ 164,647	\$ 164,647	\$ 66,249	\$ 98,397
	2/1/20		\$ 82,323	\$ -	\$ -	\$ -
	5/1/20		\$ 82,323	\$ -	\$ -	\$ -
			\$ 329,294	\$ 164,647	\$ 66,249	\$ 98,397

\$ 112,124 \$ 129,674

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	O&M	DEBT SERVICE
12/4/19	12/1/19	91281512	\$ 120,899	\$ 120,899	\$ 56,062	\$ 64,837
1/21/20	2/1/20	91282586	\$ 60,449	\$ 60,449	\$ 28,031	\$ 32,419
	5/1/20		\$ 60,449	\$ -	\$ -	\$ -
			\$ 241,798	\$ 181,348	\$ 84,093	\$ 97,256

\$ 85,999 \$ 130,163

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	O&M	DEBT SERVICE
3/9/20	12/1/19	559	\$ 108,081	\$ 65,082	\$ 43,000	\$ 65,082
3/9/20	2/1/20	559	\$ 54,041	\$ 32,541	\$ 21,500	\$ 32,541
3/9/20	5/1/20	559	\$ 54,041	\$ 32,541	\$ 21,500	\$ 32,541
			\$ 216,163	\$ 130,163	\$ 85,999	\$ 130,163

\$ 66,999 \$ 103,046

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	O&M	DEBT SERVICE
1/22/20	12/1/19	97	\$ 85,023	\$ 85,023	\$ 33,500	\$ 51,523
1/22/20	2/1/20	1115	\$ 42,511	\$ 42,511	\$ 16,750	\$ 25,762
	5/1/20		\$ 42,511	\$ -	\$ -	\$ -
			\$ 170,046	\$ 127,534	\$ 50,250	\$ 77,285

FY20 Assessed	\$ 782,618	\$ 731,680
Less: Collected	<u>\$ (603,088)</u>	<u>\$ (575,103)</u>
Total Outstanding	<u>\$ 179,530</u>	<u>\$ 156,577</u>
Percentage Collected	77%	79%

B.

Cypress Bluff

Community Development District

Check Run Summary February 29, 2020

Fund	Date	Check No.	Amount
Payroll			
		Subtotal	<u>\$ -</u>
General Fund	2/7/20	99	\$ 4,556.09
	2/21/20	100-110	\$ 63,155.25
			\$ -
		Subtotal	<u>\$ 67,711.34</u>
Total			<u>\$ 67,711.34</u>

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
2/07/20	00005	2/01/20	26	202002	310-51300-34000					*	3,750.00		
			FEB MANAGEMENT FESS							*	83.33		
		2/01/20	26	202002	310-51300-35200					*	166.67		
			FEB WEBSITE ADMIN							*	333.33		
		2/01/20	26	202002	310-51300-35200					*	15.21		
			FEB INFORM TECHNOLOGY							*	8.50		
		2/01/20	26	202002	310-51300-51000					*	199.05		
			FEB DISSEMINATION SERVICE							*			
		2/01/20	26	202002	310-51300-42000					*			
			OFFICE SUPPLIES							*			
		2/01/20	26	202002	310-51300-42500					*			
			POSTAGE							*			
		2/01/20	26	202002	310-51300-42500					*			
			COPIES							*			
									GOVERNMENTAL MANAGEMENT SERVICES			4,556.09	000099
2/21/20	00007	1/31/20	112606	201912	310-51300-31500					*	1,042.50		
			DEC GENERAL COUNSEL										
									HOPPING GREEN & SAMS			1,042.50	000100
2/21/20	00002	2/18/20	20-01380	202002	310-51300-48000					*	89.75		
			NOTICE OF MEETING 2/25/20										
									JACKSONVILLE DAILY RECORD			89.75	000101
2/21/20	00012	10/01/19	1019005	201910	320-57200-46100					*	6,027.00		
			OCT LANDSCAPE MAINTENANCE										
									SUN STATE NURSERY&LANDSCAPING, INC.			6,027.00	000102
2/21/20	00012	10/01/19	1019029	201910	320-57200-46100					*	5,560.00		
			OCT LANDSCAPE MAINTENANCE										
									SUN STATE NURSERY&LANDSCAPING, INC.			5,560.00	000103
2/21/20	00012	11/01/19	1119006	201911	320-57200-46100					*	6,027.00		
			NOV LANDSCAPE MAINTENANCE										
									SUN STATE NURSERY&LANDSCAPING, INC.			6,027.00	000104
2/21/20	00012	11/01/19	1119007	201911	320-57200-46100					*	8,785.00		
			NOV LANDSCAPE MAINTENANCE										
									SUN STATE NURSERY&LANDSCAPING, INC.			8,785.00	000105
2/21/20	00012	1/01/20	120006	202001	320-57200-46100					*	6,027.00		
			JAN LANDSCAPE MAINTENANCE										
									SUN STATE NURSERY&LANDSCAPING, INC.			6,027.00	000106
2/21/20	00012	1/01/20	120007	202001	320-57200-46100					*	8,785.00		
			JAN LANDSCAPE MAINTENANCE										
									SUN STATE NURSERY&LANDSCAPING, INC.			8,785.00	000107
									CYBL -CYPRESS BLUF' OKUZMUK				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/21/20	00012	12/01/19 1219007	201912 320-57200-46100	DEC LANDSCAPE MAINTENANCE	*	6,027.00	
				SUN STATE NURSERY&LANDSCAPING, INC.			6,027.00 000108
2/21/20	00012	12/01/19 1219008	201912 320-57200-46100	DEC LANDSCAPE MAINTENANCE	*	8,785.00	
				SUN STATE NURSERY&LANDSCAPING, INC.			8,785.00 000109
2/21/20	00011	2/03/20 252-2265	202002 310-51300-31200	SE 2019 CONSTR FUND FEE	*	2,000.00	
		2/03/20 252-2265	202002 310-51300-31200	SE 2019 TRUSTEE FEE	*	4,000.00	
				THE BANK OF NEW YORK MELLON			6,000.00 000110
TOTAL FOR BANK A						67,711.34	
TOTAL FOR REGISTER						67,711.34	

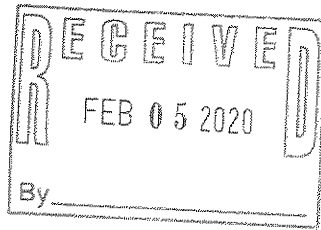
CYBL -CYPRESS BLUF' OKUZMUK

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Bill To:**

Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



Invoice #: 26
Invoice Date: 2/1/20
Due Date: 2/1/20
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - February 2020 1,310,573.340		3,750.00	3,750.00
Website Administration - February 2020 352		83.33	83.33
Information Technology - February 2020 352		166.67	166.67
Dissemination Agent Services - February 2020 813		333.33	333.33
Office Supplies 570		15.21	15.21
Postage 420		8.50	8.50
Copies 425		199.05	199.05
5 (R)			
Total			\$4,556.09
Payments/Credits			\$0.00
Balance Due			\$4,556.09

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

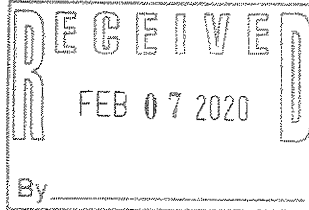
7 (P)
1, 310, 573, 315

STATEMENT

January 31, 2020

Cypress Bluff CDD
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 112606
Billed through 12/31/2019



General Counsel

CBCDD 00001 KSB

FOR PROFESSIONAL SERVICES RENDERED

12/05/19	KSB	Review tentative agenda and confer with district manager; review meeting minutes; review Blackwell amendments to maintenance agreement.	1.60 hrs
12/09/19	KSB	Confer with White; confer with Blackwell.	0.60 hrs
12/11/19	KSB	Prepare correspondence to White regarding solicitation process.	0.70 hrs
12/13/19	KSB	Confer with Blackwell; confer with White.	0.40 hrs
12/18/19	KSB	Confer with Blackwell regarding maintenance agreement.	0.40 hrs
12/18/19	KEM	Confer with developer regarding signature blocks in maintenance agreement.	0.10 hrs
12/19/19	KEM	Confer with developer regarding executed maintenance agreement.	0.10 hrs
Total fees for this matter			\$1,042.50

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Buchanan, Katie S.	3.70 hrs	275 /hr	\$1,017.50
TOTAL FEES			\$1,042.50

TOTAL CHARGES FOR THIS MATTER

\$1,042.50

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Buchanan, Katie S.	3.70 hrs	275 /hr	\$1,017.50
TOTAL FEES			\$1,042.50

TOTAL CHARGES FOR THIS BILL

\$1,042.50

=====

Please include the bill number on your check.

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

10 N. Newnan Street (32202)

P.O. Box 1769

Jacksonville, FL 32201

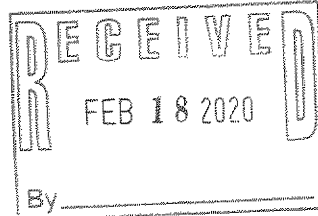
(904) 356-2466

INVOICE

February 18, 2020

Date

Attn: Courtney Hogge
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE FL 32092



Payment Due Upon Receipt

Serial # 20-01380D PO/File # _____ \$89.75

Notice of Meeting _____ Amount Due

The Cypress Bluff Community Development District _____

Amount Paid

\$89.75

Payment Due

Case Number _____

Publication Dates 2/18 _____

County Duval _____

2 (A)
1,310,573.480

*Payment is due before the
Proof of Publication is released.*

*For your convenience, you
may remit payment at
jaxdailyrecord.com/send-payment.*

A rectangular stamp with the word "POSTED" in large, bold, capital letters. To the left of the word is a small icon of a check with a checkmark.

Your notice can be found at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

*Please read copy of this advertisement and advise us of any
necessary corrections before further publications.*

**NOTICE OF MEETING
OF THE BOARD OF
SUPERVISORS OF THE
CYPRESS BLUFF
COMMUNITY**

DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Cypress Bluff Community Development District will hold a meeting on Tuesday, February 25, 2020 at 1:30 p.m. at the Duval County Southeast Regional Library, 10599 Deerwood Park Boulevard, Jacksonville, Florida 32256. A copy of the agenda may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office").

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

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

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 the appeal is to be based.

James Perry
District Manager
Feb. 18 00 (20-01380D)

Sun State Nursery & Landscaping, Inc.

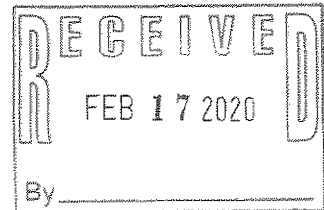
INVOICE


9362 Philips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 1019005
DATE: October 1, 2019

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

For:
E - Town Phase 1



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of October.	\$ 6,027.00
12 (A) 1,322,572.461	
	
TOTAL	\$ 6,027.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

mailed 10-15-19

THANK YOU FOR YOUR BUSINESS!

Sun State Nursery & Landscaping, Inc.

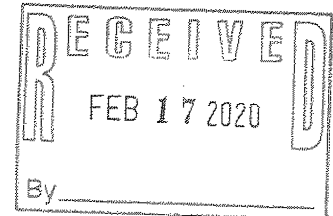
INVOICE

9362 Phillips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 1019029
DATE: October 1, 2019

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

For:
E - Town Phase 2



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of October. Prorated: 50% Completed 12 (A) 1,320,572.461 POSTED	\$ 5,560.00
TOTAL	\$ 5,560.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!

Sun State Nursery & Landscaping, Inc.

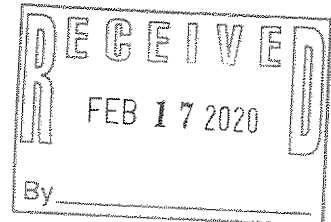
INVOICE


9362 Philips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 1119006
DATE: November 1, 2019

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

For:
E - Town Phase 1



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of November. 12 (A) 1,322.572, 461 	\$ 6,027.00
TOTAL	\$ 6,027.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!

mailed

Sun State Nursery & Landscaping, Inc.

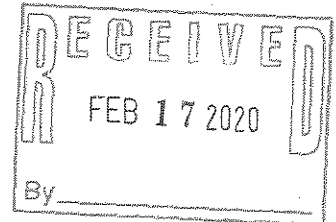
INVOICE


9362 Philips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 1119007
DATE: November 1, 2019

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

For:
E - Town Phase 2



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of November. Prorated: 79% Completed 12 (A) 1,320.572.461 	\$ 8,785.00
TOTAL	\$ 8,785.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!

Sun State Nursery & Landscaping, Inc.

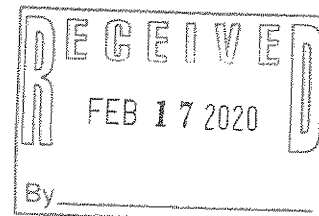
INVOICE


9362 Phillips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 120006
DATE: January 1, 2020

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

For:
E - Town Phase 1



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of January. <i>12 (A)</i> <i>1,320.572.461</i>  POSTED	\$ 6,027.00
TOTAL	\$ 6,027.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!

Sun State Nursery & Landscaping, Inc.

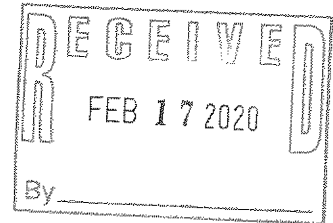
INVOICE


9362 Philips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 120007
DATE: January 1, 2020

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

For:
E - Town Phase 2



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of January. Prorated: 79% Completed 12 (A) 1,320,572.461 	\$ 8,785.00
TOTAL	\$ 8,785.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!

Sun State Nursery & Landscaping, Inc.

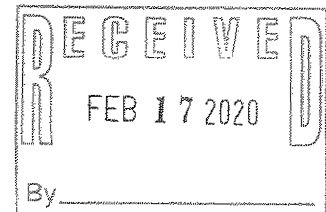
INVOICE

9362 Philips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 1219007
DATE: December 1, 2019

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

For:
E - Town Phase 1



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of December. 12 (A) 1,320.572.461 POSTED	\$ 6,027.00
TOTAL	\$ 6,027.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

mailed

THANK YOU FOR YOUR BUSINESS!

Sun State Nursery & Landscaping, Inc.

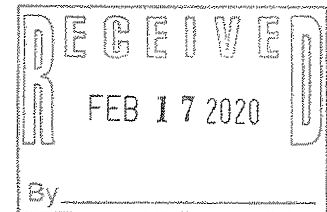
INVOICE

9362 Philips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 1219008
DATE: December 1, 2019

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

For:
E - Town Phase 2



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of December. Prorated: 79% Completed 12 (A) 1,320,572.46 POSTED	\$ 8,785.00
TOTAL	\$ 8,785.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!

mailed



BNY MELLON

INVOICE

000016 XBFRSDD1 000000

RECEIVED
FEB 10 2020

Invoice Number:	252-2265530
Account Number:	CTU1804891
Invoice Date:	03-Feb-20
Cycle Date:	01-Feb-20
Administrator:	Thomas Radicioni
Phone Number:	(904) 645-1985
Currency:	USD

Cypress Bluff Community Development District Special Assessment Revenue Bonds, Series 2019

	<u>Quantity</u>	<u>Rate</u>	<u>Proration</u>	<u>Subtotal</u>	<u>Total</u>
Flat					
Construction Fund Fee					2,000.00
For the period: February 01, 2020 to January 31, 2021					
Trustee Fee					4,000.00
For the period: February 01, 2020 to January 31, 2021					

Invoice Total:	6,000.00
Satisfied To Date:	0.00
Balance Due:	6,000.00

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
The Bank of New York Mellon Trust Company, N.A is located at 400 South Hope Street - Suite 400,
Los Angeles, CA 90071

Check Payment Instructions:
The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

Wire and ACH Payment Instructions:
The Bank of New York Mellon
ABA Number: 021000018
Account Number: 8901245259
Account Name: BNY Mellon - Fee Billing Wire Fees
Please reference Invoice Number: 252-2265530

Billing Stub

Cypress Bluff Community Development District Special Assessment
Revenue Bonds, Series 2019

Invoice Number:	252-2265530
Account Number:	CTU1804891
Invoice Date:	03-Feb-20
Cycle Date:	01-Feb-20
Administrator:	Thomas Radicioni
Phone Number:	(904) 645-1985
Amount:	6,000.00 USD

000000648813252D226553000000000000006000008

S 000016 XBFRSD1 000016 E

Cypress Bluff

Community Development District

Check Run Summary

March 31, 2020

Fund	Date	Check No.	Amount
Payroll	3/9/20	50070-50074	\$ 938.80
		Subtotal	<u>\$ 938.80</u>
General Fund	3/5/20	111-112	\$ 583,885.77
	3/19/20	113-119	\$ 37,190.55
		Subtotal	<u>\$ 621,076.32</u>
Total			<u>\$622,015.12</u>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50070	3	CHRIS PRICE	184.70	3/09/2020
50071	5	JOHN L HOLMES III	184.70	3/09/2020
50072	2	JOHN S HEWINS JR	184.70	3/09/2020
50073	1	RICHARD T RAY	184.70	3/09/2020
50074	4	STEVE GROSSMAN	200.00	3/09/2020
TOTAL FOR REGISTER			938.80	

CYBL -CYPRESS BLUF' DLAUGHLIN

Attendance Sheet

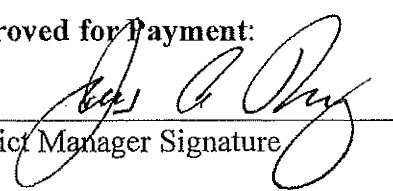
District Name: Cypress Bluff CDD

Board Meeting Date: February 25, 2020

	Name	In Attendance	Fee
1	Richard Ray <i>Chairperson</i>	<input checked="" type="checkbox"/>	YES-\$200
2	John Hewins <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
3	John Holmes <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200
4	Steve Grossman <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
5	Chris Price <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200

The Supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

2/25/20
Date

PLEASE RETURN COMPLETED FORM TO HANNAH SMITH

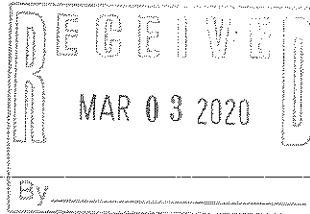
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/05/20	00007	2/28/20 113154	202001 310-51300-31500	JAN GENERAL COUNSEL	*	2,065.54	
				HOPPING GREEN & SAMS			2,065.54 000111
3/05/20	00013	3/03/20 03032020	202003 300-20700-10000	FY2019 DEBT ASSESSMENT	*	6,717.62	
		3/03/20 03032020	202003 300-20700-10000	FY2020 DEBT ASSESSMENT	*	575,102.61	
				THE BANK OF NEW YORK MELLON			581,820.23 000112
3/19/20	00006	3/06/20 193528	202002 310-51300-31100	FEB PROFESSIONAL SERVICES	*	194.00	
				ENGLAND, THIMS & MILLER, INC.			194.00 000113
3/19/20	00005	3/01/20 27	202003 310-51300-34000	MAR MANAGEMENT FEES	*	3,750.00	
		3/01/20 27	202003 310-51300-35200	MAR WEBSITE ADMIN	*	83.33	
		3/01/20 27	202003 310-51300-35200	MAR INFORM TECHNOLOGY	*	166.67	
		3/01/20 27	202003 310-51300-31300	MAR DISSEMINATION SERVICE	*	333.33	
		3/01/20 27	202003 310-51300-51000	OFFICE SUPPLIES	*	18.01	
		3/01/20 27	202003 310-51300-42000	POSTAGE	*	173.71	
		3/01/20 27	202003 310-51300-42500	COPIES	*	393.75	
		3/01/20 27	202003 310-51300-41000	TELEPHONE	*	32.37	
				GOVERNMENTAL MANAGEMENT SERVICES			4,951.17 000114
3/19/20	00002	3/17/20 20-02054	202003 310-51300-48000	NOTICE OF MEETING 3/24/20	*	86.38	
				JACKSONVILLE DAILY RECORD			86.38 000115
3/19/20	00012	2/01/20 220008	202002 320-57200-46100	FEB LANDSCAPE SERVICES	*	6,027.00	
				SUN STATE NURSERY&LANDSCAPING, INC.			6,027.00 000116
3/19/20	00012	2/01/20 220009	202002 320-57200-46100	FEB LANDSCAPE SERVICES	*	8,785.00	
				SUN STATE NURSERY&LANDSCAPING, INC.			8,785.00 000117
3/19/20	00012	3/01/20 320008	202003 320-57200-46100	MAR LANDSCAPE SERVICES	*	6,027.00	
				SUN STATE NURSERY&LANDSCAPING, INC.			6,027.00 000118

CYBL -CYPRESS BLUF' OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/19/20	00012	3/01/20 320009	202003 320-57200-46100	MAR LANDSCAPE SERVICES	*	11,120.00	
SUN STATE NURSERY&LANDSCAPING, INC.							11,120.00 000119

TOTAL FOR BANK A						621,076.32	
TOTAL FOR REGISTER						621,076.32	

From: Hannah Smith hsmith@gmstrn.com
Subject: Re: Cypress
Date: March 3, 2020 at 4:17 PM
To: Sheryl Fulks sfulks@gmsnf.com
Cc: Oksana Kuzmuk okuzmuk@gmsnf.com



Oksana,

Please cut a check for \$581,820.23 to BNY Mellon and code to Due to Debt Service 001-300-20700-10000. Check should be mailed to the following address:

The Bank of New York Mellon
10161 Centurion Parkway, North
Jacksonville, FL 32256
Attn: Tom Radicioni

Sheryl- I went back and reviewed all payments received and confirmed we did collect all FY2019 Debt Assessments. The check Oksana is going to cut will cover all 2020 Assessments received and the balance of \$6,717.62 from FY2019. Additionally, I believe we have talked about this before but there is \$14,543.27 in the CB Revenue account that is associated to OM monies. Will BNY accept a letter to request the transfer back to the Operating account? I know that's how US bank does it so I just wanted to double check before I created one. Thanks!!

Hannah Smith

Governmental Management Services
1001 Bradford Way
Kingston, TN 37763
Direct: (865) 935-4570
Cell: (865) 617-8194

On Mar 2, 2020, at 11:04 AM, Sheryl Fulks <sfulks@gmsnf.com> wrote:

Hi Hannah - we received a past due check from ICI but as it is BNY we deposit both GF and D/S in the GF account. We need to cut the D/S checks and get them to the trustee but it appears there is more due than just the one received today. Can you help Oksana figure out what is due to BNY. The check received today is \$130,163.46 D/S and \$85,999.28 O&M.

Sheryl Fulks

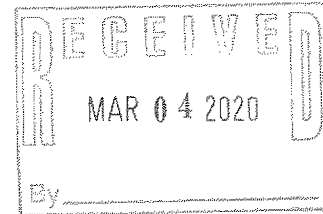
Assessment Roll Administrator
Governmental Management Services, LLC (GMS)
475 West Town Place, Suite 114
St Augustine, FL 32092
904.940.5850

<CYPRESS BLUFF CDD FY20 RECEIPTS.pdf><CYPRESS BLUFF CDD FY20 DIRECT INVOICE ICI.pdf>

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500



===== STATEMENT =====

February 28, 2020

Cypress Bluff CDD
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 113154
Billed through 01/31/2020

7 (A) 1,310,573.315

General Counsel

CBCDD 00001 KSB

FOR PROFESSIONAL SERVICES RENDERED

01/06/20	KSB	Confer with district manager.	0.20 hrs
01/14/20	KSB	Confer with district engineer.	0.20 hrs
01/20/20	KSB	Review plat dedication matter.	0.30 hrs
01/20/20	EGRE	Research restriction on District's ability to levy assessments.	1.30 hrs
01/21/20	KSB	Review tentative agenda and confer with district staff.	0.70 hrs
01/22/20	LMC	Prepare resolution adopting internal controls policy.	0.20 hrs
01/28/20	KSB	Prepare for, travel to and from, and attend board meeting.	4.00 hrs
01/29/20	KSB	Perform meeting follow up.	0.50 hrs

Total fees for this matter \$1,940.00

DISBURSEMENTS

Travel	108.29
United Parcel Service	17.25

Total disbursements for this matter \$125.54

MATTER SUMMARY

Gregory, Emma C.	1.30 hrs	225 /hr	\$292.50
Buchanan, Katie S.	5.90 hrs	275 /hr	\$1,622.50
Clavenna, Lydia M. - Paralegal	0.20 hrs	125 /hr	\$25.00

TOTAL FEES	\$1,940.00
TOTAL DISBURSEMENTS	\$125.54

TOTAL CHARGES FOR THIS MATTER \$2,065.54

BILLING SUMMARY

Gregory, Emma C.	1.30 hrs	225 /hr	\$292.50
Buchanan, Katie S.	5.90 hrs	275 /hr	\$1,622.50
Clavenna, Lydia M. - Paralegal	0.20 hrs	125 /hr	\$25.00

TOTAL FEES	\$1,940.00
TOTAL DISBURSEMENTS	\$125.54

TOTAL CHARGES FOR THIS BILL	\$2,065.54
------------------------------------	-------------------

Please include the bill number on your check.

Jim Perry
Cypress Bluff Community Development District c/o
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

March 6, 2020

Project No: 13102.26002

Invoice No: 0193528

Project 13102.26002 Cypress Bluff CDD-District Engineer (WA#3)
Services this month include:

1. Meeting attendance
2. Preparing requisitions

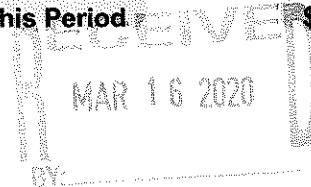
-Brad W.

Professional Services rendered through February 29, 2020

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Weeber, Bradley	2/1/2020	1.00	194.00	194.00
Totals		1.00		194.00
Total Labor				194.00

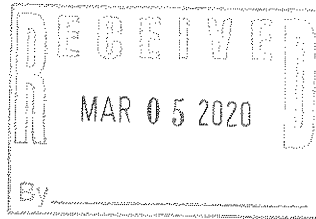
Invoice Total this Period \$194.00



6 (A)
1,310,573.311

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14776 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-6990 • Fax 904-646-9485
CA-00002584 LC-0000316

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Bill To:**Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice #: 27

Invoice Date: 3/1/20

Due Date: 3/1/20

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - March 2020 1,310.573.340		3,750.00	3,750.00
Website Administration - March 2020 352		83.33	83.33
Information Technology - March 2020 852		166.67	166.67
Dissemination Agent Services - March 2020 313		333.33	333.33
Office Supplies 570		18.01	18.01
Postage 420		173.71	173.71
Copies 425		393.75	393.75
Telephone 410		32.37	32.37

5

Total \$4,951.17**Payments/Credits** \$0.00**Balance Due** \$4,951.17

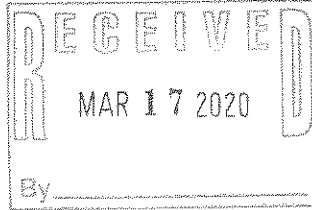
Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

10 N. Newnan Street (32202)
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

Attn: Courtney Hogge
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE FL 32092



March 17, 2020

Date

Payment Due Upon Receipt

Serial # 20-02054D

PO/File #

\$86.38

Notice of Meeting of the Board of Supervisors

Amount Due

Amount Paid

The Cypress Bluff Community Development District

\$86.38

Payment Due

Case Number

Publication Dates 3/17

County Duval

*Payment is due before the
Proof of Publication is released.*

*For your convenience, you
may remit payment at
jaxdailyrecord.com/send-payment.*

2 (A)
1,310,513.48

Your notice can be found at www.jaxdailyrecord.com

TERMS: Net 30 days. Past due amounts will be charged a finance charge of 1.5% per month.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

*Please read copy of this advertisement and advise us of any
necessary corrections before further publications.*

NOTICE OF MEETING OF
THE BOARD OF
SUPERVISORS OF THE
CYPRESS BLUFF
COMMUNITY

DEVELOPMENT DISTRICT
The Board of Supervisors
("Board") of the Cypress Bluff
Community Development District
will hold a meeting on Tuesday,
March 24, 2020 at 1:30 p.m. at the
offices of England Thums & Miller
located at 14775 Old St. Augustine
Road, Jacksonville, Florida 32258.
A copy of the agenda may be
obtained from Governmental Man-
agement Services, LLC, 475 West
Town Place, Suite 114, St. Augus-
tine, Florida 32092, Ph: (904) 940-
5850 ("District Manager's Office").

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

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

A person who decides to appeal
any decision made by the Board
with respect to any matter con-
sidered at the meeting is advised
that this same 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 the appeal is to be based.

James Perry

District Manager

Mar 17 00:20:02054D

Sun State Nursery & Landscaping, Inc.

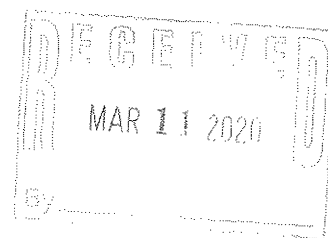
INVOICE

9362 Philips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 220008
DATE: February 1, 2020

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

For:
E - Town Phase 1



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of February.	\$ 6,027.00
12 (A) 1. 322, 572, 461	
TOTAL	\$ 6,027.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!

Sun State Nursery & Landscaping, Inc.

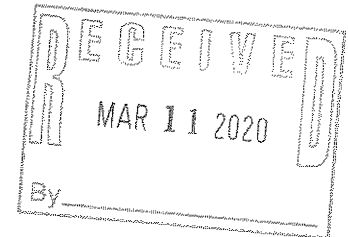
INVOICE

9362 Philips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 220009
DATE: February 1, 2020

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

For:
E - Town Phase 2



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of February. Prorated: 79% Completed 12 @ 1. 320.572, 461	\$ 8,785.00
TOTAL	\$ 8,785.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!

Sun State Nursery & Landscaping, Inc.

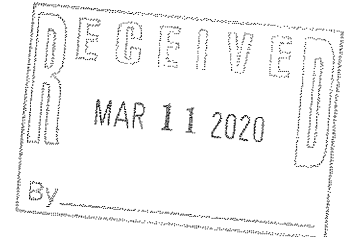
INVOICE

9362 Philips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 320008
DATE: March 1, 2020

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, Fl. 32224

For:
E - Town Phase 1



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of March. 12 (A) 1,320.572.461	\$ 6,027.00
TOTAL	\$ 6,027.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!

Sun State Nursery & Landscaping, Inc.

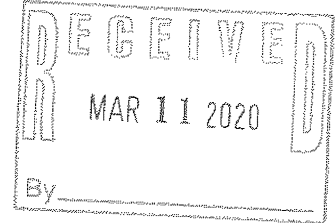
INVOICE

9362 Phillips Highway
Jacksonville, FL 32256
Phone (904) 260-0822 Fax (904) 260-0833

INVOICE # 320009
DATE: March 1, 2020

Bill To:
Cypress Bluff CDD
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

For:
E - Town Phase 2



DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of March. Prorated: 100% Completed 12 (A) 1,320.572.461	\$11,120.00
TOTAL	\$11,120.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!