

*Cypress Bluff  
Community Development District*

*September 22, 2020*

# *Cypress Bluff*

## *Community Development District*

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

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

September 16, 2020

Board of Supervisors  
Cypress Bluff  
Community Development District

Dear Board Members:

The Cypress Bluff Community Development District Meeting is scheduled for **Tuesday, September 22, 2020 at 1:30 p.m.** at using Zoom communications media technology. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of Minutes of the September 2, 2020 Meeting
- IV. Consideration of Financing and Acquisition Related Matters
  - A. Resolution 2020-17 Ratifying the Sale of the Series 2020A Bonds
  - B. Amended and Restated Disclosure of Public Financing
  - C. Monterrey Pines Stormwater Improvements Acquisition Package
- V. Consideration of Proposal from PeopleVine for a Mobile Application
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer – Requisition Summary
  - C. District Manager
- VII. Financials Reports
  - A. Balance Sheet and Income Statement
  - B. Check Register
- VIII. Other Business
- IX. Supervisor's Requests and Audience Comments
- X. Next Scheduled Meeting – October 27, 2020 at 1:30 p.m. at the eTown Welcome Center
- XI. Adjournment

Enclosed under the third order of business for your review and approval is a copy of the minutes of the September 2, 2020 Board of Supervisors meeting.

The fourth order of business is financing and acquisition related matters. Copies of resolution 2020-17 ratifying the sale of the bonds, the amended and restated disclosure of public finance, and the

Monterrey Pines stormwater improvements acquisition package are enclosed for your review and approval.

The fifth order of business is consideration of proposal from PeopleVine for a mobile application. A copy of the proposal is enclosed for your review and approval.

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  
September 22, 2020  
1:30 p.m.

Meeting via Zoom  
Dial-In: (646) 876-9923  
Online: <https://zoom.us/join>  
**Meeting ID#: 916 2245 3766**  
**Passcode: 117288**  
[www.CypressBluffCDD.com](http://www.CypressBluffCDD.com)

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XI. Adjournment

## *MINUTES*

MINUTES OF MEETING  
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, September 2, 2020 at 1:30 p.m. using *Zoom* communications media technology pursuant to Executive Orders 20-52, 20-69 and 20-193 issued by Governor DeSantis, including any extensions or supplements thereof, 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
Sarah Warren	District Counsel
Bradley Weeber	District Engineer
Mikey White	PARC Group
David Ray	GMS
Sete Zare	MBS Capital Markets
Brett Sealy	MBS Capital Markets

The following is a summary of the discussions and actions taken at the September 2, 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 comments from members of the public.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 28, 2020 Meeting**

There were no comments on the minutes.



On MOTION by Mr. Hewins seconded by Mr. Price with all in favor the minutes of the July 28, 2020 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS****Consideration of Financing Matters****A. Supplemental Assessment Resolution 2020-14**

Mr. Sealy stated as the Board may recall you approved a delegation resolution that authorized my firm to mail the offering documents and market and price the bonds pursuant to certain parameters, and we're very pleased to report back to the Board that we were able to successfully market and price the bonds at very aggressive rates and terms. We were able to price with four separate term bonds, which allows for taking advantage of lower yields along earlier portions of the yield curve. This resulted in an average interest rate of 3.69% and as customary, we structured a 5, 10, 20- and 30-year term. Regardless of the terming of the bonds, the annual debt service still remains level over the 30-year period of the bonds. Proceeds of the bonds include funding approximately \$7,037,000 in construction proceeds, capitalized interest through November 1, 2020 and a debt service reserve fund equal to one half year's principal and interest, as well as cost of issuance and underwriter's discount. We are subject to final approval of the documents that will be presented before you today and we will be in a position to close the transaction on September 11<sup>th</sup>.

Ms. Warren stated under resolution 2020-14 the Board is essentially adopting the final terms of the bonds that Brett just laid out for you. In section three the Board finds that the project set forth in the supplemental engineer's report serves a proper, essential and valid public purpose and adopts that report in final form. The board also will adopt the final supplemental assessment methodology and finds that the assessments as levied are variably and reasonably allocated to the property that will be subject to the assessments and that the benefit provided by the Series 2020 project exceeds the amount of assessments that will be levied. Finally, section six approves the true-up process and allocation of true-up payment should they become necessary. Can I have Brad confirm there have been no changes to the supplemental engineer's report since it was presented at the last meeting?

Mr. Weeber responded there have been no changes to the report.

Mr. Perry stated the only changes to the methodology report is the updating of the parameters that Brett just previously discussed with you for the final pricing of the bonds, so we revised the numbers to be reflective of the \$7,675,000 bond issue, the construction proceeds and

all the individual line items in regard to the bond proceeds and expenditures. In addition, it reflects the 3.69% average coupon rate and it was also updated for the 519 units that this debt will be applied to and the assessments to reflect that final pricing.

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor the supplemental assessment resolution was approved.

**B. Amendment to Acquisition Agreement**

Ms. Warren stated this amendment clarifies that the District will only acquire improvements that are fully completed such that they're ready to be turned over to the appropriate regulatory entities.

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor the first amendment to the acquisition agreement with Pulte was approved in substantial form.

**C. Collateral Assignment of Development Rights**

Ms. Warren stated this agreement provides that in the event there is a default in the payment of the special assessments securing the Series 2020A bonds, the District has certain remedies available to it with respect to having the development and contract rights associated with the development of that property.

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

**D. True Up Agreement**

Ms. Warren stated this agreement provides that in the event there is any change in the total ERU count within the lands subject to the assessments securing the 2020 bonds such that the District would not be able to satisfy its debt service obligation payment on the bonds a true up payment will become due in the amount necessary to satisfy the difference.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor the true up agreement was approved in substantial form.

#### **E. Requisition No. 2**

Mr. Weeber stated the bonds have not been funded yet, but we were asked to obtain approval for this requisition at this meeting so that it was ready to go. The requisition is for \$1,750,632. This is for the phase one utilities that have already been installed. They were previously accepted by the District and later JEA took them, so these are all approved, constructed and paid for, including retainage items on the utility so this is to reimburse those items once the bond funds are available.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor requisition number two was approved subject to closing of the Series 2020A bonds.

#### **FIFTH ORDER OF BUSINESS**

##### **Acceptance of Engagement Letter from Grau & Associates for Preparation of the Fiscal Year 2020 Audit Report**

Mr. Perry stated this is a standard form of agreement for the Fiscal Year 2020 audit.

On MOTION by Mr. Hewins seconded by Mr. Price with all in favor the engagement letter with Grau & Associates for the Fiscal Year 2020 audit was approved.

#### **SIXTH ORDER OF BUSINESS**

##### **Public Hearing to Adopt the Fiscal Year 2021 Budget**

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor the public hearing was opened.

Mr. Perry stated in regard the first resolution, you do have a budget before you. A couple months back this Board approved a budget and this is the second phase of that process, which is adoption of the budget. Since it was originally presented there were a couple small line items that were changed, but overall the expenditures and assessments are the same as they were when the budget was approved.

There were no comments from members of the public.

**A. Consideration of Resolution 2020-15, Relating to Annual Appropriations and Adopting a Budget for Fiscal Year 2021**

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor Resolution 2020-15, relating to annual appropriations and adopting a budget for Fiscal Year 2021 was approved.

**B. Consideration of Resolution 2020-16, Imposing Special Assessments**

Mr. Perry stated this is a standard format that we've used for this resolution for this district and several others.

On MOTION by Mr. Grossman seconded by Mr. Price with all in favor Resolution 2020-16, imposing special assessments and certifying an assessment roll was approved.

On MOTION by Mr. Grossman seconded by Mr. Price with all in favor the public hearing was closed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer - Requisition Summary**

Mr. Weeber gave an overview of the requisitions to be approved.

Mr. Richard Ray stated in regard to requisition number 19 in the amount of \$3,000 as project services for the PARC Group, that is \$1,000 a quarter. PARC Group has been managing the construction of the amenity, as well as all of the other master infrastructure. That is consistent with the agreement, but I still think there may have been an error so I'd like to authorize payment but between now and the next board meeting I'd like to reevaluate, and if there's anything we need to bring back to the Board we will do so at the next meeting.

On MOTION by Mr. Price seconded by Mr. Holmes with all in favor requisitions 15 through 19 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**

Mr. Perry gave an overview of the financial reports and check register, copies of which were included in the agenda package.

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor the check register totaling \$306,720.95 was approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting**

Mr. Perry stated our next scheduled meeting is going to be September 22, 2020 at 1:30 p.m. via Zoom. The Governor's order expires October 1<sup>st</sup> so unless that is extended the October meeting will be in person.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

*A.*

## **RESOLUTION 2020-17**

**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 2020A; 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 2020A; 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 2020A, in the par amount of \$7,675,000 (“Series 2020A Bonds”); and

**WHEREAS**, the District closed on the sale of the Series 2020A Bonds on September 11, 2020; and

**WHEREAS**, as prerequisites to the issuance of the Series 2020A 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 2020A 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 2020A Bonds is in the best interests of the District.

**SECTION 2.** The issuance and sale of the Series 2020A 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 2020A Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2020A 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 22nd day of September, 2020.

ATTEST:

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairperson, Board of Supervisors

*B.*

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

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

***THIS SECOND 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 AND THE AMENDED & RESTATED 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 19201, PAGE 195.***

**Board of Supervisors<sup>1</sup>  
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 \_\_\_\_\_, and are available for public inspection upon request during normal business hours.

<sup>1</sup> This list reflects the composition of the Board of Supervisors as of September 14, 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, by the *Supplemental Engineer's Report for the Series 2020 Capital Improvements*, dated February 25, 2020 and by the *Supplemental Engineer's Report for the Del Webb e-Town Neighborhood*, dated January 2019, as revised July 22, 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, Series 2020 Project and Series 2020A Project, all 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"**).

On September 11, 2020, the District issued Cypress Bluff Community Development District, Special Assessment Bonds, Series 2020A, in the amount of \$7,675,000 (**"Series 2020A Bonds"**) for purposes of partially financing the design, construction and acquisition costs of engineering plans, permits and infrastructure for the Capital Improvement Plan (**"Series 2020A 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 accepted by JEA. 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 mid-2021. 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 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.

## **DEL WEBB E-TOWN NEIGHBORHOOD IMPROVEMENTS**

The Del Webb e-Town neighborhood consists of two development tracts, Parcels E-3a and E-3b/c and encompasses approximately +/- 293.54 acre acres located just north of the community's main entrance. The Del Webb e-Town neighborhood is planned to be developed in three (3) phases, with the third phase broken into sub-phases, for the development of approximately 519 residential units.

### ***Stormwater Management Facilities***

The District may fund construction of the stormwater management facilities within the Del Webb e-Town neighborhood. Construction costs include, but are not limited to, clearing of the stormwater management facilities, dewatering, excavation, placing suitable material on-site, sodding pond banks, and groundwater cut-off wall installation for the Phase 1 stormwater management facilities. The District will own the stormwater management facility tracts and associated retaining walls, but Del Webb e-Town Homeowners Association, Inc. will be responsible for maintenance of these improvements **through an agreement with the District.**

### ***Storm Drainage***

The District may fund construction of the storm drainage system within the Del Webb e-Town neighborhood. Construction costs include the storm drainage system within the private roadway rights- of-way, dedicated drainage easements, and connections to the master drainage system. The District will own the storm drainage system within the Del Webb e-Town neighborhood, but Del Webb e-Town Homeowners Association, Inc., will be responsible for operation and maintenance of these improvements **through an agreement with the District.**

### ***Utilities***

The entirety of the District will be provided with potable water, sanitary sewer, and reclaim water service by the JEA utility system. The District may fund construction of the potable water, sanitary sewer and reclaim water mains within the Del Webb e-Town neighborhood to provide service to the residential lots. Construction costs also include two JEA dedicated lift stations and associated force main. The utility improvements will be designed and constructed in accordance with JEA standards and will be owned and maintained by JEA upon dedication.

### **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, Series 2020 Bonds and Series 2020A 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, *Supplemental Assessment Methodology Report for the Special Assessment Bonds Series 2020*, dated April 13, 2020 and *Supplemental Assessment Methodology*

*Report for the Special Assessment Bonds Series 2020A (Del Webb Project)* dated September 2, 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**”). The Series 2020A Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the “**Series 2020A Assessment Area**” of the District, as further described in **Exhibit “D”** attached hereto, that benefit from the design, construction, and/or acquisition and operation of the Series 2020A Project (“**Series 2020A Debt Assessments**”, and together with the Series 2019 Debt Assessments and Series 2020 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 *Second 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

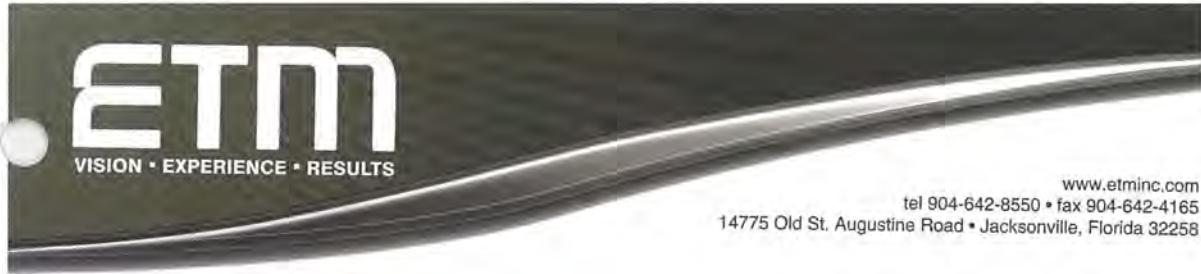
**STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_**

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

**Cypress Bluff CDD Parcel (Continued)**

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°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°12'31" East, 262.29 feet; thence South 68°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°47'19" West, departing said Southwesterly right of way line, 34.93 feet; Course 2, thence South 59°53'26" West, 60.77 feet; Course 3, thence South 28°07'37" West, 63.38 feet; Course 4, thence South 36°12'31" West, 52.77 feet; Course 5, thence South 44°25'16" West, 53.99 feet; Course 6, thence South 60°24'13" West, 59.40 feet; Course 7, thence South 37°46'20" West, 47.85 feet; Course 8, thence South 12°02'36" East, 52.58 feet; Course 9, thence South 13°05'33" East, 42.42 feet; Course 10, thence South 16°44'01" West, 33.11 feet; Course 11, thence South 18°07'14" West, 49.93 feet; Course 12, thence South 23°19'42" West, 58.13 feet; Course 13, thence North 84°25'00" West, 84.95 feet; Course 14, thence South 00°24'25" East, 68.26 feet; Course 15, thence South 81°52'44" East, 73.42 feet; Course 16, thence South 35°00'24" East, 50.94 feet; Course 17, thence South 42°29'27" East, 63.28 feet; Course 18, thence South 72°15'25" East, 65.91 feet; Course 19, thence North 73°27'14" East, 68.75 feet; Course 20, thence North 51°47'07" East, 59.88 feet; Course 21, thence North 65°14'07" East, 63.44 feet; Course 22, thence South 44°57'44" East, 51.37 feet; Course 23, thence South 41°27'00" East, 50.99 feet; Course 24, thence North 68°09'16" East, 90.76 feet; Course 25, thence North 00°26'34" West, 52.95 feet; Course 26, thence North 39°25'04" West, 59.68 feet; Course 27, thence North 46°31'57" East, 62.01 feet; Course 28, thence North 50°00'38" East, 57.16 feet; Course 29, thence North 88°38'44" East, 49.62 feet; Course 30, thence South 67°21'23" East, 54.16 feet; Course 31, thence South 14°50'50" East, 56.43 feet; Course 32, thence South 48°06'29" East, 55.42 feet; Course 33, thence South 04°06'11" East, 57.55 feet; Course 34, thence South 38°52'42" West, 48.46 feet; Course 35, thence South 08°09'16" West, 60.88 feet; Course 36, thence South 29°03'41" East, 51.97 feet; Course 37, thence South 07°41'54" East, 90.90 feet; Course 38, thence South 75°57'31" East, 33.30 feet; Course 39, thence South 80°17'39" East, 50.60 feet; Course 40, thence North 57°17'36" East, 58.75 feet; Course 41, thence North 17°44'41" East, 38.19 feet; Course 42, thence North 41°44'07" East, 55.91 feet; Course 43, thence South 78°01'28" East, 36.71 feet; Course 44, thence North 76°54'19" East, 50.12 feet; Course 45, thence South 78°17'09" East, 69.51 feet; Course 46, thence North 85°04'13" East, 33.16 feet; Course 47, thence North 35°50'17" East, 30.71 feet; Course 48, thence North 05°06'56" East, 69.39 feet; Course 49, thence North 25°14'24" East, 59.38 feet; Course 50, thence North 36°08'27" East, 68.81 feet; Course 51, thence North 42°18'11" West, 56.04 feet; Course 52, thence North 01°48'23" East, 43.34 feet; Course 53, thence South 71°57'16" East, 51.30 feet; Course 54, thence South 45°25'16" East, 54.76 feet; Course 55, thence South 19°52'56" West, 39.91 feet; Course 56, thence South 14°36'39" East, 42.26 feet; Course 57, thence South 40°20'23" East, 57.10 feet;

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**Cypress Bluff CDD Parcel (Continued)**

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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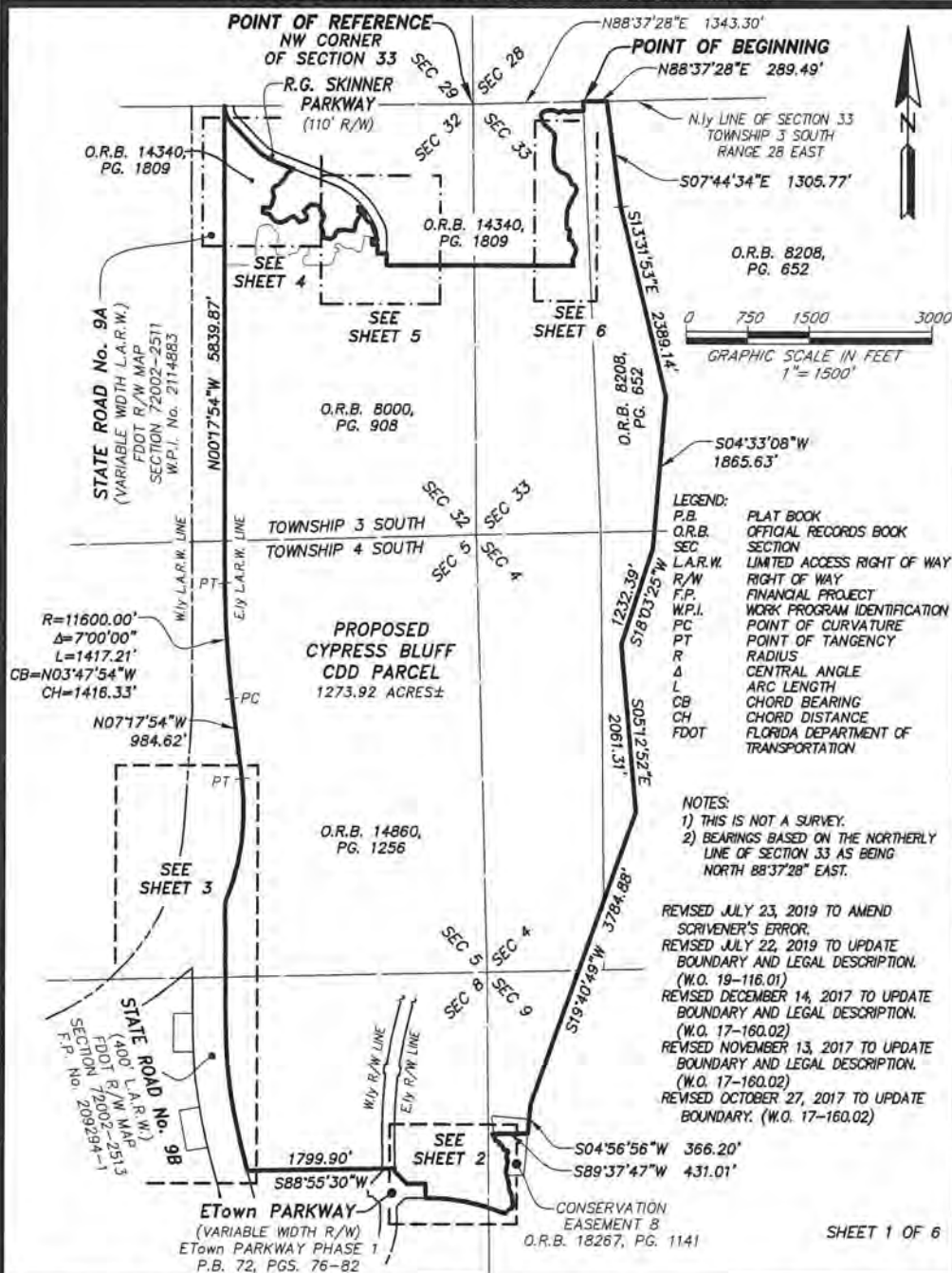
File No. 124B-22.01A

**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'

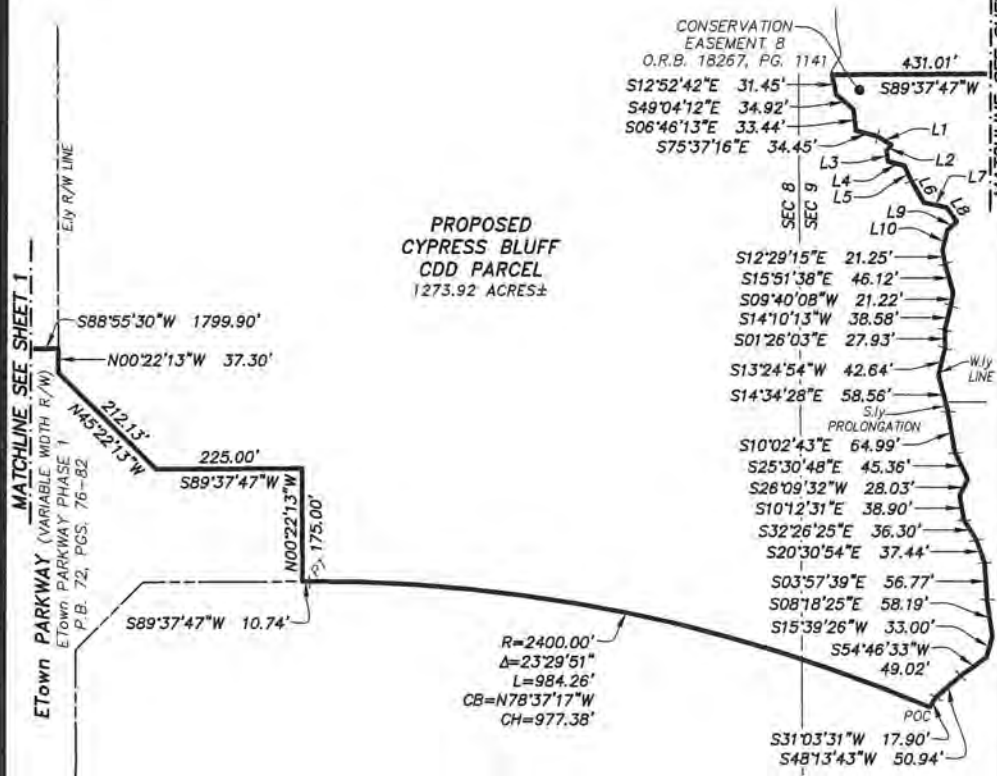
DATE: SEPTEMBER 1, 2017



Digital Signature  
 By: Damon J.  
 Kelly, PSM

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

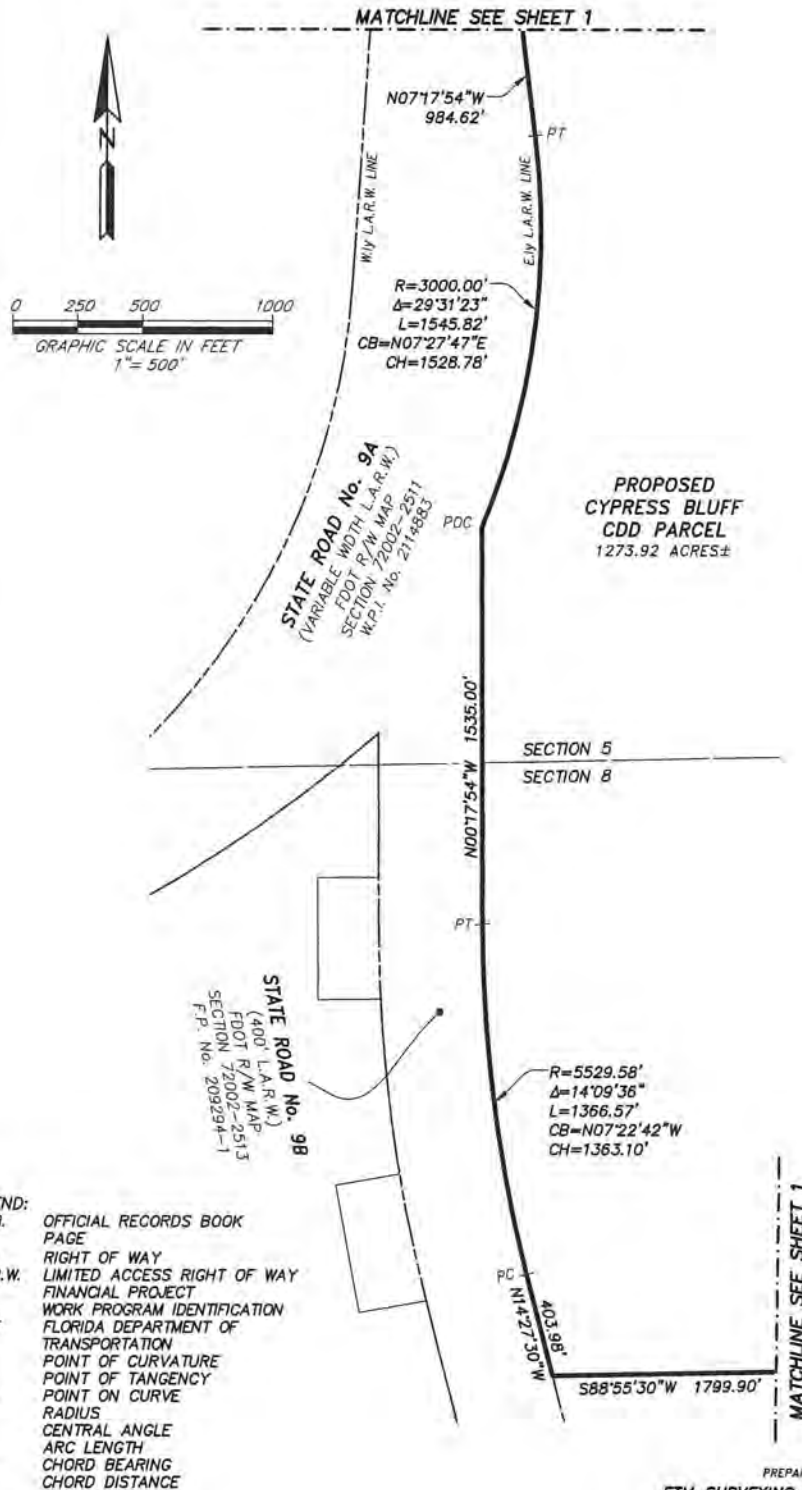
A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



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.



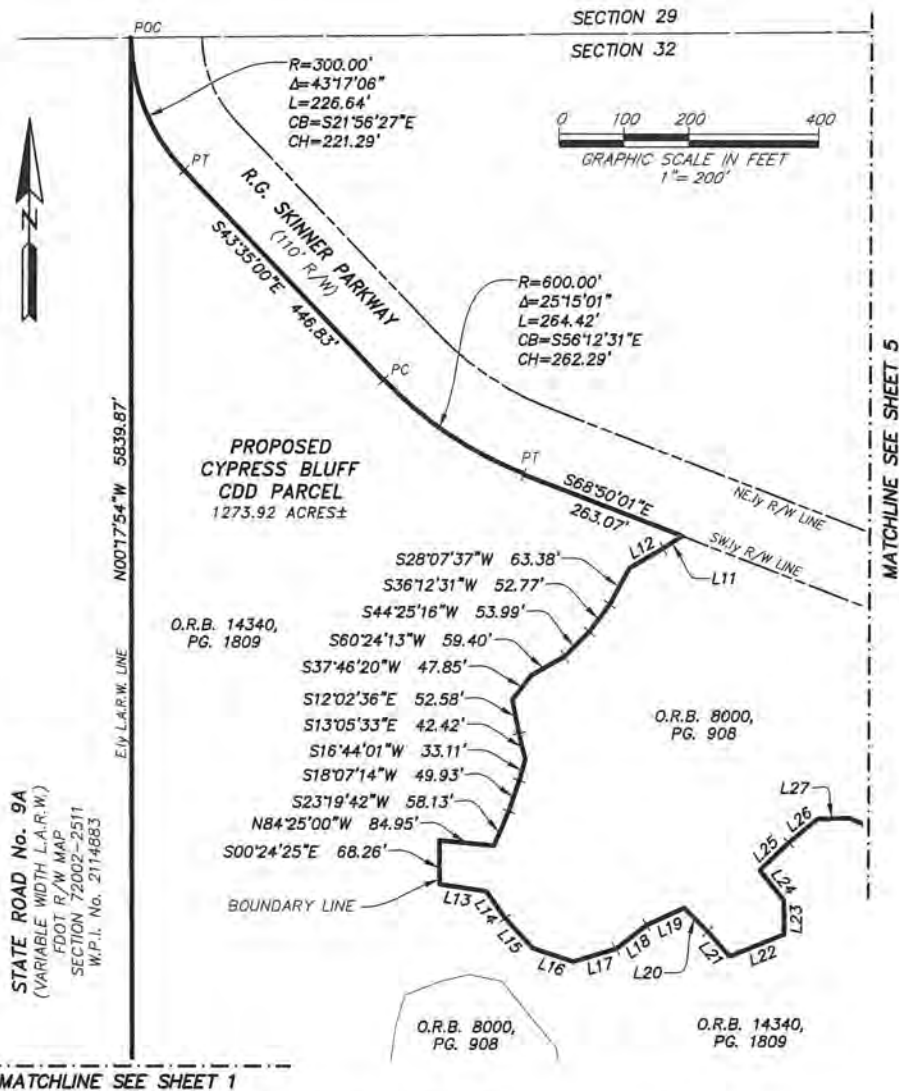
SHEET 3 OF 6  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

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

CAD FILE: F:\Survey\Mapproj\Draws\98 Interchange Land\Sketches\c-town\cdd Parcel Rev.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'

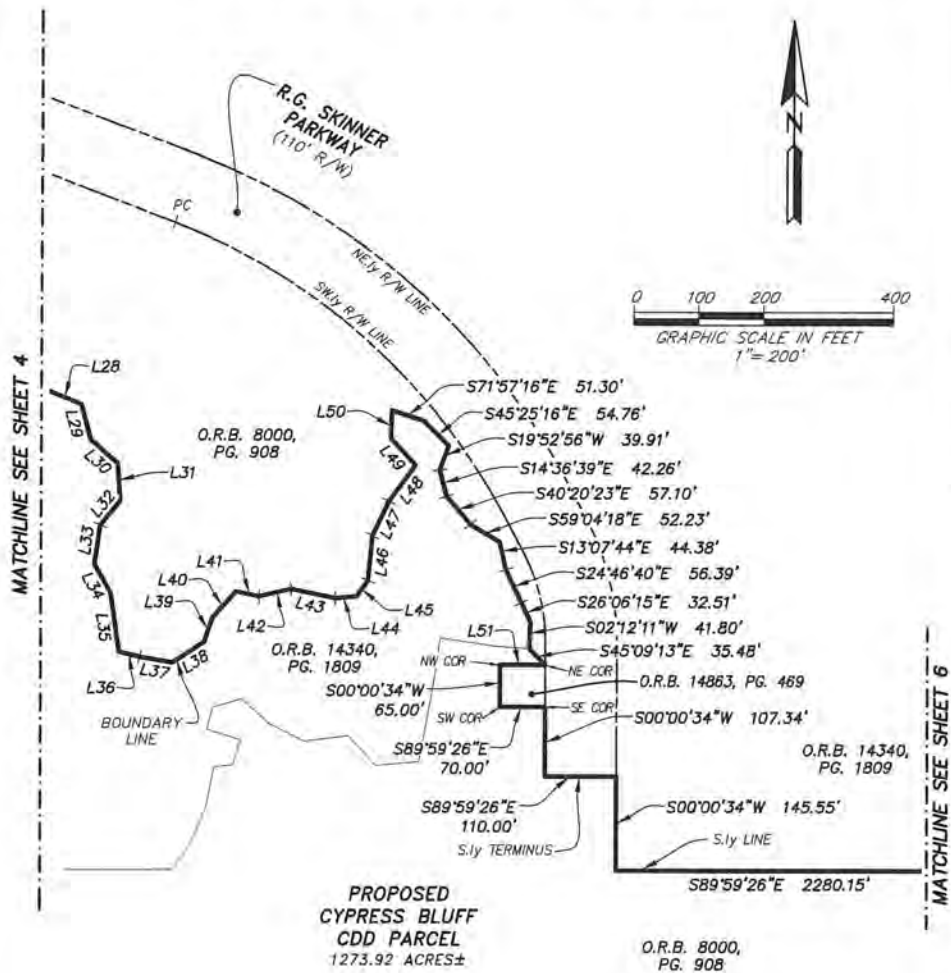
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 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 R/W RIGHT OF WAY  
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 LT 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



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:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
COR CORNER  
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  
LI TABULATED LINE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L28	S67°21'23"E	54.16'
L29	S14°50'50"E	56.43'
L30	S48°06'29"E	55.42'
L31	S04°06'11"E	57.55'
L32	S38°52'42"W	48.46'
L33	S08°09'16"W	60.88'
L34	S29°03'41"E	51.97'
L35	S07°41'54"E	90.90'
L36	S75°57'31"E	33.30'
L37	S80°17'39"E	50.60'
L38	N57°17'36"E	58.75'
L39	N17°44'41"E	38.19'

LINE TABLE		
LINE	BEARING	LENGTH
L40	N41°44'07"E	55.91'
L41	S78°01'28"E	36.71'
L42	N76°54'19"E	50.12'
L43	S78°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'

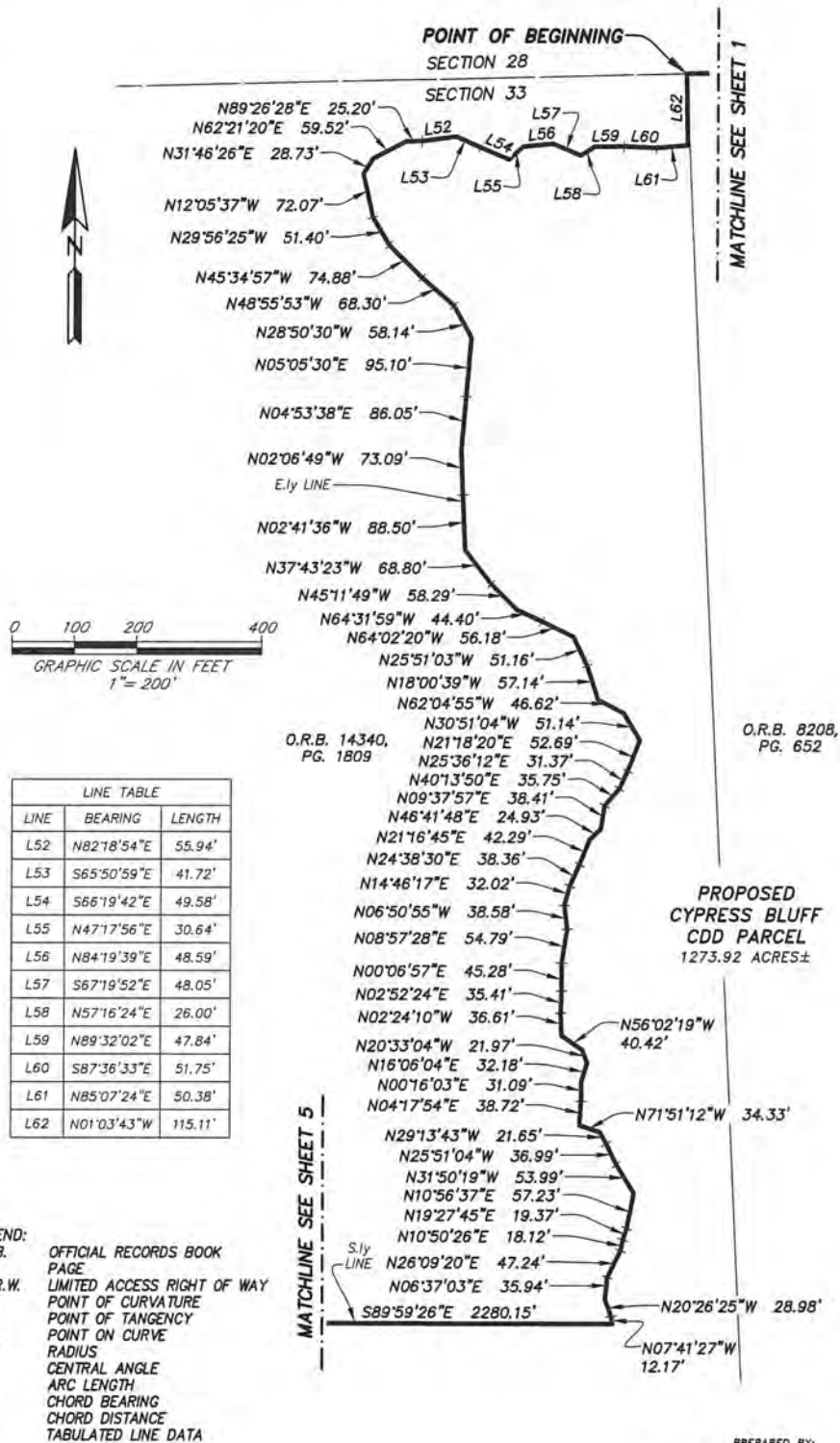
SHEET 5 OF 6  
SEE SHEET 1 FOR NOTES.

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: E:\Survey\MapInfo\Draws\88 Interchange Land\Sketches\1-10m CDD Parcel Red.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.



SHEET 6 OF 6  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
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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: E:\Survey\RM\proj\Draws\88 Interchange Land\Sketches\2-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°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°07'27" West, 1143.69 feet; thence North 00°17'54" West, continuing along said Easterly limited access right of way line, 3893.50 feet; thence South 89°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°35'22" East, 42.71 feet; Course 2, thence South 25°55'09" East, 48.33 feet; Course 3, thence South 28°29'11" East, 63.22 feet; Course 4, thence South 54°49'49" East, 66.13 feet; Course 5, thence South 36°08'55" East, 48.20 feet; Course 6, thence South 47°37'36" East, 27.64 feet; Course 7, thence South 41°16'56" East, 38.91 feet; Course 8, thence South 45°38'07" East, 43.55 feet; Course 9, thence South 21°02'26" East, 47.18 feet; Course 10, thence South 49°35'59" East, 43.94 feet; Course 11, thence South 47°43'18" East, 54.98 feet; Course 12, thence South 48°36'10" East, 47.21 feet; Course 13, thence South 60°53'32" East, 64.27 feet; Course 14, thence South 20°27'38" West, 55.19 feet; Course 15, thence South 46°14'11" West, 51.02 feet; Course 16, thence South 40°59'02" West, 30.59 feet; Course 17, thence South 20°24'31" West, 40.75 feet; Course 18, thence South 33°05'11" West, 47.24 feet; Course 19, thence South 54°00'28" West, 49.95 feet; Course 20, thence South 14°09'35" West, 43.74 feet; Course 21, thence South 27°17'05" West, 38.33 feet; Course 22, thence South 33°18'05" West, 46.11 feet; Course 23, thence South 07°05'17" East, 57.32 feet; Course 24, thence South 16°35'33" East, 47.16 feet; Course 25, thence South 33°00'47" East, 50.26 feet; Course 26, thence South 35°55'43" East, 35.06 feet; thence South 54°04'19" West, departing said Westerly line, 19.95 feet; thence South 35°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°04'16" East, 19.93 feet; Course 2, thence South 74°52'22" East, 87.22 feet; Course 3, thence South 85°42'41" East, 65.64 feet; Course 4, thence North 46°10'56" East, 54.16 feet; Course 5, thence North 54°06'30" East, 94.09 feet; Course 6, thence North 81°53'29" East, 50.28 feet; thence North 78°58'21" East, departing said Northerly line, 142.12 feet; thence South 28°17'32" East, 62.22 feet; thence South 19°09'25" East, 71.21 feet; thence South 27°26'51" East, 54.07 feet; thence South 13°32'17" East, 43.05 feet; thence South 27°04'12" West, 66.54 feet; thence South 01°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°06'02" West, 57.20 feet; Course 2, thence South 71°04'26" West, 38.81 feet; Course 3, thence South 51°48'48" West, 44.75 feet; Course 4, thence South 40°20'30" West, 50.67 feet; Course 5, thence North 53°31'47" West, 63.35 feet; Course 6, thence North 82°29'43" West, 62.95 feet; Course 7, thence North 87°21'12" West, 44.54 feet; Course 8, thence North 79°54'12" West, 23.70 feet; Course 9, thence South 05°19'21" West, 22.34 feet; Course 10, thence South 08°32'30" East, 193.13 feet; Course 11, thence South 81°53'37" West, 85.86 feet; Course 12, thence South 60°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.

## **EXHIBIT D**

### **Legal Description for Series 2020A Assessment Area**

DRAFT

## DEL WEBB ASSESSMENT AREA

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  $00^{\circ}41'54''$  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  $01^{\circ}37'32''$  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  $00^{\circ}34'30''$  East, along the Easterly line of said Section 8, a distance of 84.65 feet; thence South  $89^{\circ}25'30''$  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 Southerly along said Westerly line of R.G. Skinner Parkway Parcel the following 3 courses: Course 1, thence South  $15^{\circ}31'35''$  West, 408.00 feet to the point of curvature of a curve concave Easterly having a radius of 5100.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of  $15^{\circ}53'48''$ , an arc length of 1414.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $07^{\circ}34'41''$  West, 1410.46 feet; Course 3, thence South  $00^{\circ}22'13''$  East, 516.26 feet; thence South  $88^{\circ}55'30''$  West, departing said Westerly line, 1624.89 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  $14^{\circ}27'30''$  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  $14^{\circ}09'36''$ , 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  $07^{\circ}22'42''$  West, 1363.10 feet; Course 3, thence North  $00^{\circ}17'54''$  West, 608.07 feet; thence North  $89^{\circ}42'06''$  East, departing said Easterly limited access right of way line, 130.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 80.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $57^{\circ}53'55''$ , 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 South  $61^{\circ}20'57''$  East, 77.45 feet; thence South  $32^{\circ}24'00''$  East, 139.50 feet to the point of curvature of a curve concave Westerly having a radius of 335.00 feet; thence Southerly along the arc of said curve, through a central angle of  $19^{\circ}53'16''$ , 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 South  $22^{\circ}27'22''$  East, 115.70 feet; thence South  $12^{\circ}30'44''$  East, 157.08 feet to the point of curvature of a curve concave Northwesterly having a

radius of 50.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 86°30'19", an arc length of 75.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 30°44'26" West, 68.52 feet; thence South 16°00'24" East, 455.74 feet; thence North 88°06'33" East, 151.20 feet; thence North 57°36'00" East, 207.90 feet; thence South 32°24'00" East, 46.58 feet; thence North 57°36'00" East, 135.00 feet; thence North 32°24'00" West, 169.59 feet; thence North 39°16'37" East, 284.23 feet; thence North 46°33'02" East, 372.35 feet; thence South 43°31'37" East, 64.87 feet; thence North 46°33'02" East, 134.91 feet; thence North 58°22'29" East, 61.30 feet; thence North 46°33'02" East, 167.33 feet; thence South 84°06'29" East, 615.96 feet to the Point of Beginning.

[CONTINUED ON NEXT PAGE]

TOGETHER WITH:

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.

[CONTINUED ON NEXT PAGE]



TOGETHER WITH:

A portion of Sections 5 and 8, Township 4 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 14860, page 1256, of the current Public Records of said county, being more particularly described as follows:

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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 1495.33 feet; thence South 85°26'41" West, departing said Easterly line, 1581.96 feet to the Point of Beginning.

From said Point of Beginning, thence South 18°03'52" East, 1337.21 feet; thence South 74°12'11" East, 1137.99 feet to a point on a curve concave Easterly having a radius of 4100.00 feet, said point also lying on the Westerly line of lands described and recorded in Official Records Book 18197, page 1332, of said current Public Records; thence Southerly along said Westerly line the following 8 courses: Course 1, thence Southerly along the arc of said curve, through a central angle of 00°08'56", an arc length of 10.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 07°12'57" East, 10.65 feet; Course 2, thence South 07°17'25" East, 241.75 feet; Course 3, thence South 62°15'15" West, 206.61 feet; Course 4, thence South 07°59'31" East, 293.89 feet; Course 5, thence South 56°15'54" East, 214.78 feet to a point on a curve concave Northwesterly having a radius of 950.00 feet; Course 6, thence Southwesterly along the arc of said curve, through a central angle of 37°41'18", an arc length of 624.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 25°29'05" West, 613.69 feet; Course 7, thence South 44°19'44" West, 334.83 feet to the point of curvature of a curve concave Southeasterly having a radius of 1600.00 feet; Course 8, thence Southwesterly along the arc of said curve, through a central angle of 28°48'08", an arc length of 804.31 feet to the end of said curve, said arc being subtended by a chord bearing and distance of South 29°55'39" West, 795.87 feet; thence North 44°48'35" West, departing said Westerly line, 1118.53 feet; thence North 34°22'41" West, 111.78 feet; thence North 13°23'30" West, 69.67 feet; thence North 22°57'07" West, 69.67 feet; thence North 32°30'45" West, 69.67 feet; thence North 43°30'35" West, 90.53 feet; thence North 55°56'22" West, 90.47 feet; thence North 66°55'56" West, 69.67 feet; thence North 45°04'55" West, 151.72 feet; thence North 30°12'57" West, 148.21 feet to a point lying on the Southerly line of Conservation Easement 19, as described and recorded in Official Records Book 18369, page 2296, of said current Public Records; thence South 59°47'03" West, along said Southerly line, a distance of 864.16 feet to the Southwesterly most corner of said Conservation Easement, said corner 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, said corner being a point on a curve concave Northwesterly having a radius of 3100.00 feet; thence Northeasterly, along said Easterly line, through a central angle of 27°10'52", an arc length of 1470.64 feet to the point of tangency; said arc being subtended by a

chord bearing and distance of North 06°17'32" East, 1456.89 feet; thence North 07°17'54" West, continuing along said Easterly line, 984.62 feet to the point of curvature of a curve concave Northeasterly having a radius of 11500.00 feet; thence Northwesterly, continuing along said Easterly line, through a central angle of 01°20'12", an arc length of 268.26 feet to a point on said curve; said arc being subtended by a chord bearing and distance of North 06°37'48" West, 268.26 feet; thence North 85°26'41" East, departing said Easterly line, a distance of 1379.84 feet to the Point of Beginning.

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*C.*

[COMPANY LETTERHEAD]

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

RE: Cypress Bluff Community Development District  
Acquisition of Monterey Pines Phase 1 Stormwater Improvements

Dear District Manager,

Pursuant to the *Agreement by and between the Cypress Bluff Community Development District and Pulte Home Company, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property*, dated June 7, 2019, as amended by the *First Amendment to Agreement by and between the Cypress Bluff Community Development District and Pulte Home Company, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property*, dated September 11, 2020, and the *Cypress Bluff Community Development District 2018 Improvement Plan*, dated July 30, 2018, supplemented by the *Supplemental Engineer's Report for the Del Webb E-Town Neighborhood*, dated January 2019, as revised July 22, 2020 (together, "**Engineer's Report**") you are hereby notified that Pulte Home Company, LLC ("**Pulte**") has completed and wishes to sell to the District certain stormwater improvements ("**Improvements**") as further detailed in **Exhibit A** attached hereto. Pulte wishes to convey the Improvements, which were included in the District's Engineer's Report, to the District in exchange for the payment of **\$1,407,453.00**, and representing the actual cost of creating and/or constructing the Improvements.

Sincerely,

PULTE HOME COMPANY, LLC

Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

cc: Katie S. Buchanan, District Counsel  
Bradley Weeber, P.E., District Engineer

**Exhibit A**  
Description of Monterey Pines Phase 1 Stormwater Improvements

Those surface water management systems, including but not limited to lakes, ponds, water control structures, pipes, junction boxes, grates, inlets, weirs, outfalls, end sections and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located within Tracts A (Stormwater Management Facility / Common Area) and Tracts N and O (Stormwater Management Facility) and within the easements labeled “Drainage Easements” identified on the plat known as Monterey Pines Phase 1, recorded in Plat Book 73, Page 131, of the Official Records of Duval County, Florida, and further identified on the map below.

Improvement	Total Contract Cost	Amount Paid To Date	CDD Eligible Cost
Stormwater Ponds	\$638,987.00	\$638,987.00	\$638,987.00
Stormwater Pipes	\$768,466.00	\$768,466.00	\$768,466.00
<b>Total:</b>	<b>\$1,407,453.00</b>	<b>\$1,407,453.00</b>	<b>\$1,407,453.00</b>



**AFFIDAVIT REGARDING COSTS PAID**  
**(MONTEREY PINES PHASE 1 STORMWATER IMPROVEMENTS)**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, of **Pulte Home Company, LLC**, a Michigan limited liability company ("**Pulte**"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is \_\_\_\_\_ and I have authority to make this affidavit on behalf of Pulte as shown below.
3. Pulte is the developer of certain lands within the Cypress Bluff Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Improvement Plan*, dated July 30, 2018, as supplemented by that *Supplemental Engineer's Report for the Del Webb E-Town Neighborhood*, dated January 2019, as revised July 22, 2020 (together, "**Engineer's Report**") describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Pulte has expended funds to develop and/or acquire certain of the public infrastructure improvements and/or work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements and/or work product that have been completed to date and states the amounts that Pulte has spent on those improvements and/or work product.
6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the infrastructure improvements and/or work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing *Affidavit Regarding Costs Paid* and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2020.

**Pulte Home Company, LLC**, a Michigan  
limited liability company

\_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, who ☐ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

Notary Public, State of \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Exhibit A** – Description of Monterey Pines Phase 1 Stormwater Improvements

**ACKNOWLEDGMENT AND RELEASE  
(MONTEREY PINES PHASE 1 STORMWATER IMPROVEMENTS)**

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made the \_\_\_\_ day of \_\_\_\_\_, 2020, by **Vallencourt Construction Co., Inc.**, having offices located at 1701 Blanding Boulevard, Middleburg, Florida 32068 (“**Contractor**”), in favor of the **Cypress Bluff Community Development District** (“**District**”), which is a local unit of special-purpose government situated in the City of Jacksonville, Duval County, Florida, and having offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 and **Pulte Home Company, LLC**, with offices located 124 Del Webb Parkway, Ponte Vedra, FL 32081 as a Third Party Beneficiary (“**Developer**”).

**RECITALS**

WHEREAS, pursuant to that certain *Work Order Agreement* [for the construction of the public portions of the Phase 1A & 1B Road and Utility] dated June 7, 2017 (“**Contract**”), between Contractor and Developer, Contractor has constructed for Developer certain stormwater improvements, as described in **Exhibit A** (“**Improvements**”); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired from Developer the Improvements constructed by Contractor in connection with the Contract, and accordingly, the District now has the unrestricted right to rely upon the terms of the Contract related to the Improvements for the same. However, the District’s acquisition of the Improvements and receipt of rights under the Contract, hereunder or otherwise, does not extinguish or limit the rights and remedies of the Developer under the Contract and is without prejudice thereto. Contractor hereby consents to the assignment, transfer and conveyance (if and as applicable) of the Improvements and the Contract in whole or in part (and any rights thereunder) as more particularly described herein. In the event any assignment of the Contract or rights thereunder is accomplished hereby or otherwise made in connection with the Improvements, Contractor recognizes that the same shall be partially limited to the Contract as it pertains to the Improvements and that the Contract shall otherwise remain in full force and effect as it pertains to any work or improvements not constituting the Improvements.



**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies (to and for the benefit of the District and the Developer) that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

**SECTION 6. THIRD PARTY BENEFICIARY.** The Third Party Beneficiary shall have the right to rely on the acknowledgments and representations of the Contractor contained herein. The Third Party Beneficiary shall also have the same right of indemnification provided to the District by Section 4 herein.

[CONTINUED ON NEXT PAGE]

**SECTION 7. EFFECTIVE DATE.** This Release shall take effect upon execution.

**VALLENCOURT CONSTRUCTION  
CO., INC.**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF FLORIDA       )  
COUNTY OF \_\_\_\_\_ )

I HEREBY CERTIFY that on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me by means of ☐ physical presence or ☐ online notarization appeared \_\_\_\_\_, of \_\_\_\_\_, and that said person signed the foregoing instrument and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned. Said person is personally known to me or has produced \_\_\_\_\_ as identification and did (did not) take an oath.

EXECUTED and sealed in the County and State named above this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

(NOTARIAL SEAL)

\_\_\_\_\_  
Print Name:  
Notary Public, State of Florida  
My Commission No.:  
My Commission Expires:

**DISTRICT ENGINEER'S CERTIFICATE  
(MONTEREY PINES PHASE 1 STORMWATER IMPROVEMENTS)**

\_\_\_\_\_, 2020

Board of Supervisors  
Cypress Bluff Community Development District

Re: Acquisition of Monterey Pines Phase 1 Stormwater Improvements

Ladies and Gentlemen:

The undersigned is a representative of England-Thims & Miller, Inc. ("**District Engineer**"), as District Engineer for the Cypress Bluff Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Pulte Home Company, LLC, a Michigan limited liability company ("**Developer**") of certain stormwater improvements ("**Improvements**"), as further described in **Exhibit A** attached hereto, all as more fully described in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed observable portions of the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Improvement Plan*, dated July 30, 2018 and the *Supplemental Engineer's Report for the Del Webb E-Town Neighborhood*, dated January 2019, as revised July 22, 2020 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred to the District for operations and maintenance responsibilities (which transfers the Engineer consents to and ratifies).

6. Engineer further consents to any other partial or complete assignment, conveyance, or transfer of other work product, contracts, interests, rights or remedies associated with the Improvements or other matters contemplated in the Engineer's Report and required by the District in connection with the above referenced capital improvement plan, whether made prior to or after the execution of this Certificate.
7. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
Bradley Weeber, P.E.  
England, Thims & Miller, Inc.  
Florida Registration No. \_\_\_\_\_  
Consulting Engineer

**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 Bradley Weeber, P.E., on behalf of England, Thims & Miller, Inc., who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ☐ ] or did not [ ☐ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**BILL OF SALE AND LIMITED ASSIGNMENT  
(MONTEREY PINES PHASE 1 STORMWATER IMPROVEMENTS)**

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective as of \_\_\_\_\_, 2020, by **Pulte Home Company, LLC**, a Michigan limited liability company, whose mailing address for purposes hereof is 124 Del Webb Parkway, Ponte Vedra, Florida 32081 (“**Grantor**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Cypress Bluff Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

**BACKGROUND STATEMENT**

This instrument is intended to convey certain property rights related to certain improvements (“**Improvements**”) as further described on the attached **Exhibit A**.

**NOW THEREFORE**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following Improvements and other property interests as described below to have and to hold for Grantee’s own use and benefit forever but only to the extent related to the Improvements (and no more) and in each case without prejudice to or limiting the rights and remedies of Grantor thereunder:
  - a. all of the transferable right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits (with the exception of lien waivers), warranties, bonds, claims, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements (and no further); and
  - b. Also, the Grantor agrees to convey or cause to be conveyed when finalized any and all transferable site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the improvements described in such subparagraphs, but only to the extent related to the Improvements (and no further).
  - c. All goodwill associated with the foregoing.
2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the

Improvements; and (iv) the Grantor will warrant and defend the sale of the Improvements hereby made unto the Grantee against the lawful claims and demands of all persons making the same against the Grantee by or through Grantor.

3. All transfers, conveyances, and assignments made hereunder are made on an “as is” basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Improvements. The Grantor hereby assigns, on a non-exclusive basis, to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects in the Improvements, including, but not limited to, any and all warranties and other forms of indemnification with respect to the same (subject to the Developer’s reservations of rights as more fully set forth herein). The Grantee is solely responsible for its use of the Property or interests transferred, conveyed or assigned hereunder on or after the date hereof. The District further agrees not to make revisions or modifications to any transferred, assigned or conveyed work product without prior written permission of design professional responsible for the same and that Developer is released from any liability in connection therewith, but only as to such revision or modification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

5. As consideration for the sale of the Improvements, Grantee agrees to pay the sums set forth in the attached **EXHIBIT A** to the extent proceeds are available and eligible and pursuant to that certain *Agreement by and between the Cypress Bluff Community Development District and Pulte Home Company, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property*, dated June 7, 2019, as amended by the *First Amendment to Agreement by and between the Cypress Bluff Community Development District and Pulte Home Company, LLC, Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property*, dated September 11, 2020.

6. Grantor agrees, at the direction of the Grantee, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

**WHEREFORE**, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered.

Signed, sealed and delivered by:

**WITNESSES**

**PULTE HOME COMPANY, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, as the \_\_\_\_\_ of Pulte Home Company, LLC, who [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

Notary Public, State of \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Exhibit A – Description of Monterey Pines Phase 1 Stormwater Improvements**

PREPARED BY AND RETURN TO:

Katie S. Buchanan, Esquire  
HOPPING GREEN & SAMS, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

Consideration: None/Gift of Common Areas  
Documentary Stamp Taxes: See Legend Below

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this \_\_\_\_ day of \_\_\_\_\_, 2020, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose mailing address for purposes hereof is 124 Del Webb Parkway, Ponte Vedra, Florida 32081 (“Grantor”) to **CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“Grantee”).

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

### **W I T N E S S E T H:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee’s successors and assigns, forever, the land lying and being in the County of Duval, State of Florida, as more particularly described below (“Property”):

TRACTS A (STORMWATER MANAGEMENT FACILITY / COMMON AREA)  
AND TRACTS N AND O (STORMWATER MANAGEMENT FACILITY),  
MONTEREY PINES PHASE 1, RECORDED IN PLAT BOOK 73, PAGE 131,  
OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT, HOWEVER, to all matters, restrictions, easements, encumbrances, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose the same, together with taxes for 2020 and subsequent years (if any), and all applicable governmental, zoning and land use regulations.

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee’s successors and assigns in fee simple forever.



Grantor hereby specially warrants the title to the Property subject to the above-referenced encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first above written.

**WITNESSES**

**PULTE HOME COMPANY, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, as the \_\_\_\_\_ of Pulte Home Company, LLC, who [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

Notary Public, State of \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## *FIFTH ORDER OF BUSINESS*



<b>Contract #</b>	<b>Statement of Work For</b>	<b>One-Time Fee</b>
CBDD-20200824	Cypress Bluff Development District	\$5,000.00
<b>Valid Through</b>	<b>Client Notes</b>	<b>Monthly Fee</b>
9/23/20	Touchpoint Plan: <b>Business</b> Continuity Plan: -- Training: <b>1 hour session included</b>	\$500.00

1. To accept this proposal please visit <https://peoplevine.com/go>

2. To make deposit go to <https://peoplevine.com/charge/2500>

If you have any questions contact your account representative.

## PROJECT SUMMARY

COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
✓ Company & Admin User Setup	PeopleVine will activate Client's company account and set up the Master Admin User.	Client will need to provide their company's mailing address, email and phone number.
✓ Company Branding Setup	PeopleVine will apply Client's branding (company logo, favicons, colors, fonts) to all PeopleVine hosted pages by modifying CSS and header/footer only.	Client will need to provide their brand style guide (if any), company logo (in PNG format), brand HEX color codes and all font files.

## MEMBERSHIP

COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
-----------	-------------------------	---------------------

✓	Membership Program	PeopleVine will set up a membership program and digital ID card.	Client will need to provide membership titles, fields to display on the digital ID card.
✓	Subscription Plan	PeopleVine will set up a subscription plan to enable recurring billing for a membership.	Provide the pricing and frequency of billing available for each membership.
✓	Member Portal	PeopleVine will setup a member portal with links to manage membership, view transaction history, pay open bills and manage account preferences.	
✓	Member Portal: My Account	PeopleVine will setup a My Account page for when a member logs into the member portal. The My Account page provides them access to their ID card and billing information.	Client will need to provide us with a one-page design comp focusing on the custom page content.
✓	Bulk Member Data Importing	PeopleVine will assist you with importing and setting up membership plans and ID cards for your existing membership list.	Provide a CSV containing at least the member's email or mobile number and the membership to connect them with. See this tutorial for other fields: <a href="http://gopv.us/@memberimport">http://gopv.us/@memberimport</a> .
✓	Membership Onboarding Application	PeopleVine will set up an application (consisting of multiple pages) for members to apply to become a member. An application fee can be charged.	Client will need to provide a bullet point list of all fields you would like to capture and which page they should show up on. Also, provide application fee.
✓	Email Notification: New Member Signup	PeopleVine will assist you with sending out an email to inform members of new portal and billing processes. The email will contain links for users to log directly into their My Account in the portal.	Client will need to provide the general messaging that you would like to include in the email.
✓	Custom Membership Domain	PeopleVine will setup a custom domain name to host Client's member experiences (e.g. member.<site>.com)	You will need to make a DNS entry to set this up (see tutorial at <a href="http://gopv.us/@domain">http://gopv.us/@domain</a> )

## SPACES

	COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
✓	Reservations	PeopleVine will set up spaces to be bookable via the reservation system.	Client will need to provide the name of the space and availability.
✓	Booking Inquiry Form	PeopleVine will setup a booking form so people can host an event at the space.	Client will need to provide the questions (and specify which are required) when someone wants to reserve space.
✓	Tour Bookings	PeopleVine will set up an appointment scheduler with sample availability for booking tours.	Client will need to provide available dates, times and number of slots for each tour.
✓	Events & Ticketing	PeopleVine will setup a sample event with tickets.	Client will need to provide the details of the event including tickets and pricing.

## GENERAL

QTY	COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
✓	Newsletter Template	PeopleVine will activate the standard newsletter template	
✓	Survey Forms	PeopleVine will activate the standard forms	

## INTEGRATIONS

	COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
✓	Quickbooks Integration	PeopleVine will assist you with syncing transactions to Quickbooks Online.	Client will need admin access to your Quickbooks Online to activate this.
✓	Payment Processor Integration	PeopleVine will assist you with connecting to a payment integration provider (Stripe, Braintree, Authorize.net, Paya, WePay or Slim CD.) after the account is setup and approved.	Client will need to setup this account in advance and generate the keys. See <a href="https://help.peoplevine.com">help.peoplevine.com</a> and search for a specific processor.

## MOBILE APP

COMPONENT	PEOPLEVINE DELIVERABLES	CLIENT DELIVERABLES
Member-facing Mobile App	PeopleVine will provide a mobile app downloadable via both iOS and Android enabling Client's members to access the portal and engage with billing and experiences.	Client to provide desired navigation for app. If white-labeled as the developer, client will provide necessary accounts and IDs. Client will also need to set up credentials for Apple Store and Google Play Store ( <a href="https://peoplevine.com/blog/31183">https://peoplevine.com/blog/31183</a> ).

## TOUCHPOINT PLANS

COMPONENT	PEOPLEVINE DELIVERABLES	PRICING
✓ Business Plan	Includes 10,000 touchpoints and 40,000 emails \$0.05 per touchpoint	\$500/month
Professional Plan	Includes 50,000 touchpoints and 200,000 emails \$0.03 per touchpoint	\$1,500/month
High Volume	Includes 100,000 touchpoints and 400,000 emails \$0.025 per touchpoint	\$2,500/month
Unlimited Plan	Includes unlimited touchpoints, 100,000 SMS and 1,000,000 emails per month. You are responsible for costs related to SMS and email overage and increased bandwidth.	\$5,000/month
Enterprise Plan	Unlimited in a dedicated environment. You will be billed directly for hosting, sms and email costs.	\$10,000/month
Location Fee	Each location connected to the PeopleVine platform will require this license. This is a per location fee.	\$250/month per location

API Integration Maintenance Fee	PeopleVine APIs for data to flow to and from the platform.	\$250/month
Mobile App Plan	This is a replica of the member portal with custom navigation and push notification	\$1,500 + \$750/month

## SUPPORT DETAILS

**All active PeopleVine subscribers have access to the following resources as part of any plan:**

<b>Help Center</b>	Open 24/7	Visit <a href="https://help.peoplevine.com">https://help.peoplevine.com</a>
<b>Email Support</b>	Only available for outages or issues. Our support staff will not respond to general questions or training unless you have a support plan.	<a href="mailto:support@peoplevine.com">Email support@peoplevine.com</a>
<b>How-to Videos</b>	Open 24/7	<a href="https://vimeo.com/peoplevine">https://vimeo.com/peoplevine</a>
<b>Virtual Office Hours</b>	\$125 per session (30-mins) Weekly - Tuesdays, Wednesdays & Thursdays	Register at <a href="https://peoplevine.com/officehours">https://peoplevine.com/officehours</a>

## BUSINESS CONTINUITY PLANS

COMPONENT	PEOPLEVINE DELIVERABLES	PRICING
Bronze	<ul style="list-style-type: none"> <li>• Monthly 1-on-1 with our Solutions Experts for support and/or campaign strategy per month</li> <li>• Up to 2 hours of configuration and/or development work per month</li> <li>• Email support at <a href="mailto:support@peoplevine.com">support@peoplevine.com</a></li> </ul>	\$500/month

Silver	<ul style="list-style-type: none"> <li>• Biweekly 1-on-1 with our Solutions Experts for support and/or campaign strategy per month</li> <li>• Up to 6 hours of configuration and/or dev work per month</li> <li>• Email support at support@peoplevine.com</li> </ul>	\$1,500/month
Gold	<ul style="list-style-type: none"> <li>• Weekly 1-on-1 with our Solutions Experts for support and/or campaign strategy per month</li> <li>• Up to 15 hours of configuration and/or dev work per month</li> <li>• Email support at support@peoplevine.com</li> </ul>	\$3,000/month
Platinum	<ul style="list-style-type: none"> <li>• 1-on-1 with our Solutions Experts twice a week for support and/or campaign strategy per month</li> <li>• Up to 30 hours of configuration and/or dev work per month</li> <li>• Email support at support@peoplevine.com</li> </ul>	\$6,000/month



# PROJECT COST

PROJECT INFORMATION	
Client	Cypress Bluff Development District
Contract #	CBDD-20200824
Available Start Date	TBD
Tentative Completion Date	TBD
PROJECT COST	
Setup & Configuration w/ Custom Portal	\$5,000.00
Business Monthly License Plan	\$500/m
Total Project Cost	\$5,000 + \$500/m
SCHEDULE OF PAYMENTS POLICY	
Down Payment	
Prior to rendering services, PeopleVine requires a security deposit equal to 50% of the 'Total Project Cost'. This deposit provides important capital that will be used throughout the project development and is non-negotiable.	
Final Payment	
Once the project is completed, approved by the client, and is accessible via the Internet or other approved medium, a final payment for the remainder of the 'Total Project Cost' will be collected. Upon receiving the final payment, the client will be relinquished of any and all debts owed to PeopleVine for services performed.	
SCHEDULE OF PAYMENTS	
Deposit	
Amount	\$2,500.00
Due Date	<i>Prior to Starting Engagement</i>

Final Payment	
Amount	\$2,500.00
Due Date	<i>Prior to Onboarding Session</i>
Recurring Payment	

## *SIXTH ORDER OF BUSINESS*

*B.*

<div>Cypress Bluff Community Development District</div> <div>Series 2019 Acquisition and Construction Parcel E5 Bonds</div> <div><div>REQUISITION SUMMARY</div><div>Tuesday, September 22, 2020</div></div>				
Series 2019 Acquisition and Construction Parcel E5 Bonds - To Be Approved				
9/22/2020	20	Connelly & Wicker, Inc.	Professional services related to e-Town Amenity - Invoice 19010014-18	\$620.00
9/22/2020	21	Basham & Lucas Design Group, Inc.	Professional services related to Etown Amenity - Invoice 8201	\$3,611.15
9/22/2020	22	Carlton Construction, Inc.	eTown Swim & Fitness (Recharge) Application No. 9	\$442,403.93
			Requisitions to be approved September 22, 2020	\$446,635.08

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

**Series 2019 Acquisition and Construction Parcel E5**

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: **20**

(B) Name of Payee: **Connelly & Wicker, Inc.  
10060 Skinner Lake Drive, Suite 500  
Jacksonville, FL 32246**

(C) Amount Payable: **\$620.00**

(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 19010014-18**

(E) Amount, if any, that is to be used for a Deferred Cost:

(F) Fund or Account from which disbursement to be made:  
**Series 2019 Acquisition and Construction Parcel E5 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



# Connelly & Wicker Inc.

Planning

Engineering

Landscape Architecture

August 28, 2020

Project No:

19-01-0014

Invoice No:

19010014-18

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 support for JEA easements, certification of pay application, and meter support.

## Professional Services from August 1, 2020 to August 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	100.00	36,000.00	36,000.00	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	62.0368	10,546.25	9,946.25	600.00
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	828.00	100.00	828.00	828.00	0.00
ZREIM Reimbursable Expense	4,500.00	47.8042	2,151.19	2,131.19	20.00
Total Fee	130,595.50		108,570.44	107,950.44	620.00
Total this invoice					\$620.00

	Current	Prior	Total	Received	Due
Billed to Date	620.00	107,950.44	108,570.44	106,302.44	2,268.00

Authorized by:

Justin Williams, Project Manager



# Backup Report

Connelly & Wicker Inc.

As of 8/28/2020

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:						
	8/7/2020	Williams, Justin		1.25	240.00	300.00
	site review, pay app cert					
	8/14/2020	Williams, Justin		.25	240.00	60.00
	Easements and					
	8/17/2020	Williams, Justin		.50	240.00	120.00
	esmt RFI					
	8/18/2020	Williams, Justin		.25	240.00	60.00
	JEA asbuilt request for Esmt					
	8/21/2020	Williams, Justin		.25	240.00	60.00
	Esmt support					
Total				2.50		600.00
Expense:						
	8/28/2020		16.0 Blueprints @ 1.25	16.00	1.25	20.00
Total						20.00

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

**Series 2019 Acquisition and Construction Parcel E5**

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: **21**
- (B) Name of Payee: **Basham & Lucas Design Group, Inc.  
7645 Gate Parkway, Suite 101  
Jacksonville, FL 32256**
- (C) Amount Payable: **\$3,611.15**
- (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 8201**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made:  
**Series 2019 Acquisition and Construction Parcel E5 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



# Invoice

DATE	INVOICE #
9/11/2020	8201

7645 Gate Parkway Suite 101  
Jacksonville, FL 32256  
(904) 731-2323

[www.bashamlucas.com](http://www.bashamlucas.com)

## BILL TO

**Cypress Bluff CDD**  
**Mikey White**  
**4310 Pablo Oaks Court**  
**Jacksonville, FL 32224**

PROJECT	E Town Amenity 19-02			
CONTRACT SERVICES	CONTRACT	TO DATE	Total %	AMOUNT DUE
Part 1: Amenity Area Architectural Concept	14,200.00	14,200.00	100.00%	0.00
Part 2: Amenity Area Design Development	26,200.00	26,200.00	100.00%	0.00
Part 3: Architectural Construction Documents of the Clubhouse and Pool Equipment Building	49,500.00	47,025.00	95.00%	0.00
Part 4: Interior Design Construction Documents	9,800.00	9,800.00	100.00%	0.00
Part 5: Amenity Area Hardscape Construction Documents	17,400.00	17,400.00	100.00%	0.00
Part 6: Amenity Area Site Electrical Engineering	4,800.00	4,800.00	100.00%	0.00
Part 7: Landscape Architectural and Irrigation Design	14,600.00	14,600.00	100.00%	0.00
Part 8: Swimming Pool and Splash Park Engineering Documents (max 7,500 sf pool area)	19,800.00	19,800.00	100.00%	0.00
Part 9: Fine Grading Design of the Pool	4,800.00	4,800.00	100.00%	0.00
Part 10: Exterior Color/Material Selection for Amenity Improvements	6,200.00	620.00	10.00%	0.00
Part 11: Amenity Area Signage	3,600.00	3,600.00	100.00%	0.00
Part 12: Color Digital Renderings (Perspective View of the Amenity Area)	3,200.00	3,200.00	100.00%	0.00
Part 12 (B) Color rendering of the Amenity Site Plan	1,800.00	1,800.00	100.00%	0.00
Part 13: Contractor Pre qualification and Bid Process for CDD	2,200.00	2,200.00	100.00%	0.00
Part 14: Hourly at \$100 per hr (not to exceed \$2,500)	2,500.00		0.00%	0.00
Part 15: Shop Drawing Review for the Amenity Area	15,500.00	12,400.00	90.33%	1,601.15
Part 16: Hourly @ \$100/hr (NTE \$15,000)	15,000.00	9,000.00	73.40%	2,010.00
<i>We appreciate your business, thank you.</i>		<b>TOTAL</b>		<b>\$3,611.15</b>

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

**Series 2019 Acquisition and Construction Parcel E5**

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: **22**
- (B) Name of Payee: **Carlton Construction, Inc.  
The Heritage Bank  
Account # 42341537  
Routing # 061207839**
- (C) Amount Payable: **\$442,403.93**
- (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) Application No. 9**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made:  
**Series 2019 Acquisition and Construction Parcel E5 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



# 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: 9

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: 08/31/2020

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	50,810.10
3. CONTRACT SUM TO DATE (Line 1+2)	5,010,632.38
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	3,440,110.90
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on detailed sheet)	172,005.57
b. 5.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	172,005.57
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	3,268,105.33
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	2,825,701.40
8. CURRENT PAYMENT DUE	442,403.93
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	1,742,527.05

## 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, Inc. Date: 8/31/20  
State of: FL County of: Clay  
Subscribed and sworn to before me this 31st day of August, 2020  
Notary Public: Phyllis E. Groover

My Commission Expires:

## 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: \$ 442,403.93

(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:

By:

**Justin E Williams**

Digitally signed by Justin E Williams  
DN: cn=Justin E Williams, o=US,  
ou=CARROLL AND WICKER INC,  
serial=1000000171122627160016030,  
email=jwilliams@carrollandwickergroup.com

Date:

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	50,810.10	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	50,810.10	0.00
TOTAL	50,810.10	



# 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		450.00
1002 - Performance Bond	41,818.76	470.16	42,288.92	42,288.92			42,288.92	100.00		2,114.45
1005 - Project Management	185,000.00		185,000.00	129,500.00	18,500.00		148,000.00	80.00	37,000.00	7,400.00
1010 - Concrete Testing	4,200.00		4,200.00	3,727.50	472.50		4,200.00	100.00		210.00
1013 - Procore	3,800.00		3,800.00	3,800.00			3,800.00	100.00		190.00
1030 - Builders Risk Insurance	16,170.00		16,170.00	12,000.00			12,000.00	74.21	4,170.00	600.00
1031 - Liability Insurance	22,319.20	210.62	22,529.82	13,517.00			13,517.00	60.00	9,012.82	675.85
1044 - Mailing/Shipping	108.00		108.00	50.00			50.00	46.30	58.00	2.50
1045 - Blueprinting	640.00		640.00	640.00			640.00	100.00		32.00
1050 - Safety	500.00		500.00	422.60	77.40		500.00	100.00		25.00
1060 - Small Tools	250.00		250.00	250.00			250.00	100.00		12.50
1104 - Electric Connection Fees	1.00		1.00						1.00	
1250 - Temporary Barriers	600.00		600.00	480.10			480.10	80.02	119.90	24.01
1251 - Jobsite toilets	2,970.00		2,970.00	1,772.05	329.10		2,101.15	70.75	868.85	105.06
1300 - Submittals	200.00		200.00	200.00			200.00	100.00		10.00
1310 - Permits	7,300.00		7,300.00	4,209.22			4,209.22	57.66	3,090.78	210.46
1330 - Surveying & Layout	9,401.00	6,198.00	15,599.00	13,077.00	2,522.00		15,599.00	100.00		779.95
1505 - Temp Electric	1,000.00		1,000.00	748.14	107.12		855.26	85.53	144.74	42.76
1507 - Temp Water	1,001.00		1,001.00	749.01			749.01	74.83	251.99	37.45
1520 - Field Office & Sheds	5,850.00		5,850.00	5,850.00			5,850.00	100.00		292.50
1560 - Generator Rental	7,200.00		7,200.00	464.00			464.00	6.44	6,736.00	23.20
1565 - Generator Fuel	1,200.00		1,200.00	156.00			156.00	13.00	1,044.00	7.80
1580 - Project Sign	500.00		500.00	500.00			500.00	100.00		25.00
1583 - Ice/Water	400.00		400.00	199.95	74.75		274.70	68.68	125.30	13.74
1585 - Temp Locks	90.00		90.00	90.00			90.00	100.00		4.50
1710 - Daily Cleaning	4,680.00		4,680.00	1,741.00			1,741.00	37.20	2,939.00	87.05
1720 - Dumpster	13,500.00		13,500.00	4,483.00	928.15		5,411.15	40.08	8,088.85	270.56
1725 - Field Office Supplies	360.00		360.00	360.00			360.00	100.00		18.00
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	11.30
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	14,822.16	442,949.16	420,727.24	8,779.10		429,506.34	96.97	13,442.82	21,475.32
2510 - Asphalt Paving	194,989.00		194,989.00	131,407.09			131,407.09	67.39	63,581.91	6,570.35
2517 - Concrete Sidewalk	34,705.50		34,705.50	1,540.00	3,500.00		5,040.00	14.52	29,665.50	252.00
2530 - Pool Deck Pavers	54,035.00		54,035.00	25,250.00	28,785.00		54,035.00	100.00		2,701.75
2660 - Water Distribution	68,008.00	2,712.50	70,720.50	66,647.49			66,647.49	94.24	4,073.01	3,332.37
2720 - Drainage System	158,405.00	7,120.66	165,525.66	123,555.88	4,200.00		127,755.88	77.18	37,769.98	6,387.78
2725 - Pool Deck Trench Drains		4,240.00	4,240.00	4,240.00			4,240.00	100.00		212.00
2730 - Sanitary Sewer	20,416.00		20,416.00	20,007.14			20,007.14	98.00	408.86	1,000.36
2829 - Dog Park Fencing	30,994.00		30,994.00		14,874.72		14,874.72	47.99	16,119.28	743.74
2832 - Playground Fencing	34,577.00		34,577.00		2,904.72		2,904.72	8.40	31,672.28	145.24
2833 - Aluminum Pool Fencing	42,650.00		42,650.00		17,107.20		17,107.20	40.11	25,542.80	855.36
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			950.00	100.00		47.50
2863 - Artificial Turf	23,420.00		23,420.00	11,710.00			11,710.00	50.00	11,710.00	585.50
2870 - Playground Equipment	93,254.00	1,470.57	94,724.57		56,768.07		56,768.07	59.93	37,956.50	2,838.40
2880 - Site Furnishings	24,161.00		24,161.00	9,867.10	9,867.10		19,734.20	81.68	4,426.80	986.71
2900 - Landscaping	221,000.00	14,597.00	235,597.00		47,119.40		47,119.40	20.00	188,477.60	2,356.97
2910 - Irrigation	68,000.00	10,000.00	78,000.00	29,140.00	48,860.00		78,000.00	100.00		3,900.00
3000 - Concrete	154,908.50	5,767.00	160,675.50	154,965.50			154,965.50	96.45	5,710.00	7,748.28
3010 - Site Concrete	32,991.00		32,991.00	32,991.00			32,991.00	100.00		1,649.55
3345 - Termite Treatment	681.00		681.00	666.50			666.50	97.87	14.50	33.33
3355 - Concrete Banding	22,732.00	-11,972.00	10,760.00						10,760.00	
3475 - Hollowcore Slabs	39,850.00		39,850.00	39,850.00			39,850.00	100.00		1,932.50
4210 - Brick Veneer	33,953.00	787.00	34,740.00	29,420.00			29,420.00	84.69	5,320.00	1,471.00
4221 - CMU Wall	24,904.00		24,904.00	24,904.00			24,904.00	100.00		1,245.20
4222 - CMU - Honed Face	174,420.00	-27,762.00	146,658.00	146,658.00			146,658.00	100.00		7,332.90
4225 - Site CMU Wall	36,210.00	-5,250.00	30,960.00	30,959.26			30,959.26	100.00	0.74	1,547.86
4720 - Arch Cast Stone		15,997.50	15,997.50	4,041.25	4,616.60		8,657.85	54.12	7,339.65	432.89
4725 - Site Cast Stone	26,350.50	545.96	26,896.46	7,332.73	8,706.04		16,038.77	59.63	10,857.69	801.94
5100 - Structural Steel	98,500.00		98,500.00	98,500.00			98,500.00	100.00		4,925.00
5540 - Metal Stairs	56,000.00		56,000.00	56,000.00			56,000.00	100.00		2,800.00
5721 - Exterior Handrails	60,265.00		60,265.00	8,890.00			8,890.00	14.75	51,375.00	444.50



# PROGRESS BILLING

## Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
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	
6020 - T&G - Exterior	4,505.00	6,357.12	10,862.12	4,439.27	3,753.22		8,192.49	75.42	2,669.63	409.62
6100 - Framing & Carp. Install	62,000.00	2,700.00	64,700.00	46,300.00	5,760.00		52,060.00	80.46	12,640.00	2,603.00
6101 - Lumber Package	10,821.00		10,821.00	9,239.93	1,244.43		10,484.36	96.89	336.64	524.22
6105 - Misc. Blocking	750.00		750.00						750.00	
6190 - Truss Package	3,894.00		3,894.00	3,380.27	513.64		3,893.91	100.00	0.09	194.70
6400 - Cabinetry	26,290.00	2,231.00	28,521.00						28,521.00	
6700 - Rough Hardware	750.00	270.72	1,020.72	1,163.76	-143.04		1,020.72	100.00		51.04
7100 - Waterproofing	12,446.00		12,446.00	9,437.00	2,410.00		11,847.00	95.19	599.00	592.35
7120 - Deck Traffic Coating	20,949.00		20,949.00	5,286.00			5,286.00	25.23	15,663.00	264.30
7200 - Insulation	12,764.00		12,764.00						12,764.00	
7500 - Membrane Roofing	28,055.00		28,055.00	28,055.00			28,055.00	100.00		1,402.75
7610 - Metal Roofing	16,805.00		16,805.00	10,550.00	4,600.00		15,150.00	90.15	1,655.00	757.50
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		24.14		24.14	6.90	325.86	1.21
8101 - Door Installation	3,370.00		3,370.00						3,370.00	
8220 - Fiberglass Doors	8,908.00		8,908.00	1,600.00			1,600.00	17.96	7,308.00	80.00
8410 - Storefront System	58,688.00		58,688.00	19,400.00			19,400.00	33.06	39,288.00	970.00
8420 - Storefront - Interior	3,237.00		3,237.00						3,237.00	
8450 - 50/50 OH Door	39,900.00	7,112.00	47,012.00		15,000.00		15,000.00	31.91	32,012.00	750.00
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 & Acoustic	145,203.00		145,203.00	15,797.00	5,984.00		21,781.00	15.00	123,422.00	1,089.05
9320 - Sign Wall Tile	4,720.00	281.00	4,981.00						4,981.00	
9437 - Roof Deck Tile	25,845.00		25,845.00	8,800.00			8,800.00	34.05	17,045.00	440.00
9541 - Flooring Package	18,223.00		18,223.00	9,500.00			9,500.00	52.13	8,723.00	475.00
9542 - Quartz Flooring	8,500.00		8,500.00						8,500.00	

# PROGRESS BILLING

## Schedule of Work Completed

Description of Work	Scheduled	Changes	Contract	Previous	Current Comp.	Stored Mat.	Total Comp.	%	Balance	Retained
9900 - Painting	32,649.00		32,649.00		10,890.00		10,890.00	33.35	21,759.00	544.50
9910 - Site Painting	6,493.00		6,493.00		2,500.00		2,500.00	38.50	3,993.00	125.00
10165 - Toilet Partitions	13,296.00		13,296.00						13,296.00	
10430 - Exterior Bldg. Signs	11,806.00	1,233.68	13,039.68						13,039.68	
10433 - Informational Signage		15,035.50	15,035.50						15,035.50	
10435 - Main Entry Sign	10,030.00	786.24	10,816.24						10,816.24	
10522 - Fire Extinguishers	1,050.00		1,050.00						1,050.00	
10800 - Bath Accessories	9,694.00		9,694.00						9,694.00	
12010 - Owner FF&E		86,758.47	86,758.47	72,921.04			72,921.04	84.05	13,837.43	3,646.05
13152 - Swimming Pool	504,000.00	-8,721.32	495,278.68	464,650.00	9,110.00		473,760.00	95.66	21,518.68	23,668.00
13300 - Prefab. Shade Structure	19,029.00	-9,179.00	9,850.00	9,925.00	9,925.00		19,850.00	100.00		992.50
13305 - Cantilever Shade Struct.	49,772.00	-23,052.00	26,720.00	13,360.00	13,360.00		26,720.00	100.00		1,336.00
13650 - Solar Electric Panels	134,222.00		134,222.00	47,731.82			47,731.82	35.56	86,490.18	2,386.59
13700 - Cistern Tanks	4,790.00		4,790.00						4,790.00	
14100 - Elevator	67,000.00		67,000.00	56,950.00	10,050.00		67,000.00	100.00		3,350.00
15100 - Plumbing	61,793.00	6,857.00	68,650.00	32,000.00	7,330.00		39,330.00	57.29	29,320.00	1,966.50
15110 - Site Plumbing	1,850.00		1,850.00		1,850.00		1,850.00	100.00		92.50
15700 - HVAC	47,953.00		47,953.00	24,414.00	2,437.00		26,851.00	55.99	21,102.00	1,342.55
16000 - Electrical	342,000.00	800.00	342,800.00	208,450.00	58,000.00		266,450.00	77.73	76,350.00	13,322.50
16110 - JEA Primary Duct		22,150.00	22,150.00						22,150.00	
16720 - Security System	10,000.00		10,000.00						10,000.00	
17100 - Contractor Contingency	60,000.00	-104,089.44	55,930.56						55,930.56	
17950 - CM Fee	233,127.82	3,324.00	236,451.82	140,351.00	21,991.00		162,342.00	68.66	74,109.82	8,117.10
<b>Totals:</b>	<b>4,959,822.28</b>	<b>50,810.10</b>	<b>5,010,632.38</b>	<b>2,974,422.54</b>	<b>466,688.36</b>		<b>3,440,110.90</b>	<b>68.66</b>	<b>1,570,521.48</b>	<b>172,005.57</b>

## *SEVENTH ORDER OF BUSINESS*

*A.*

# Cypress Bluff

## Community Development District

Unaudited Financial Reporting  
August 31, 2020



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6	<u>Capital Projects Income Statement</u>
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9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>



**Cypress Bluff**  
**Community Development District**  
**Combined Balance Sheet**  
August 31, 2020

	<u>Governmental Fund Types</u>			<b>Totals</b> <b>(Memorandum Only)</b>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>2020</u>
<b><u>Assets:</u></b>				
Cash	\$653,080	---	---	\$653,080
Due from Developer	\$287,662	---	---	\$287,662
Investments:				
<b><i>Series 2019</i></b>				
Reserve	---	\$365,840	---	\$365,840
Principal	---	\$0	---	\$0
Revenue	---	\$136,390	---	\$136,390
Interest	---	\$0	---	\$0
Acquisition & Construction- Parcel E3A	---	---	\$201,969	\$201,969
Acquisition & Construction- Parcel E5	---	---	\$871,040	\$871,040
Acquisition & Construction- Parcel E7A	---	---	\$1,648,928	\$1,648,928
Acquisition & Construction- Sold Parcels	---	---	\$25,775	\$25,775
Acquisition & Construction	---	---	\$4,001	\$4,001
<b><i>Series 2020</i></b>				\$0
Reserve	---	\$247,308	---	\$247,308
Revenue	---	\$5,425	---	\$5,425
Acquisition & Construction- Parcel E7C	---	---	\$3,164,718	\$3,164,718
Acquisition & Construction- Sold Parcels	---	---	\$11	\$11
Cost of Issuance	---	---	\$4,832	\$4,832
Due From General Fund	---	\$156,577	---	\$156,577
Due from Debt Service	\$14,543	---	---	\$14,543
Prepaid Expenses	\$92	---	---	\$92
<b>Total Assets</b>	<b><u>\$955,377</u></b>	<b><u>\$911,540</u></b>	<b><u>\$5,921,275</u></b>	<b><u>\$7,788,192</u></b>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$1,792	---	---	\$1,792
Accrued Expenses	\$0	---	---	\$0
Due to Debt Service	\$156,577	---	---	\$156,577
Due to General Fund	---	\$14,543	---	\$14,543
<b><u>Fund Balances:</u></b>				
Nonspendable	---	---	---	\$0
Restricted for Debt Service	---	\$896,997	---	\$896,997
Unassigned	\$797,007	---	\$5,921,275	\$6,718,282
<b>Total Liabilities and Fund Equity</b>	<b><u>\$955,377</u></b>	<b><u>\$911,540</u></b>	<b><u>\$5,921,275</u></b>	<b><u>\$7,788,192</u></b>



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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/20	ACTUAL THRU 8/31/20	VARIANCE
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**Revenues:**

Operation & Maintenance Assessments	\$782,618	\$782,618	\$782,618	\$0
Bondholder Contributions	\$0	\$0	\$10,784	\$10,784
E-Town Intercharge Project	\$0	\$0	\$285,159	\$285,159
Other Revenues	\$0	\$0	\$125	\$125

<b>Total Revenues</b>	<b>\$782,618</b>	<b>\$782,618</b>	<b>\$1,078,686</b>	<b>\$296,068</b>
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**Expenditures**

Administrative

Supervisor Fees	\$12,000	\$11,000	\$7,600	\$3,400
FICA Expense	\$918	\$842	\$413	\$428
Engineering	\$3,000	\$3,000	\$3,783	(\$783)
Arbitrage	\$800	\$733	\$600	\$133
Dissemination Agent	\$4,000	\$3,667	\$4,333	(\$667)
Attorney	\$30,000	\$27,500	\$27,106	\$394
Annual Audit	\$8,000	\$7,333	\$5,300	\$2,033
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$15,000	\$13,750	\$6,000	\$7,750
Management Fees	\$45,000	\$41,250	\$41,250	\$0
Information Technology	\$2,000	\$1,833	\$2,750	(\$917)
Telephone	\$5,000	\$4,583	\$89	\$4,494
Postage	\$500	\$458	\$1,186	(\$728)
Printing & Binding	\$6,000	\$5,500	\$2,236	\$3,264
Insurance	\$5,000	\$5,000	\$5,125	(\$125)
Legal Advertising	\$5,000	\$4,583	\$3,341	\$1,242
Other Current Charges	\$5,250	\$4,813	\$109	\$4,704
Office Supplies	\$600	\$550	\$162	\$388
Dues, Licenses & Subscriptions	\$325	\$175	\$175	\$0
Website design/compliance	\$1,000	\$917	\$1,750	(\$833)

<b>Total Administrative</b>	<b>\$154,393</b>	<b>\$142,487</b>	<b>\$118,310</b>	<b>\$24,178</b>
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Grounds Maintenance

Pond Maintenance (Water Quality)	\$15,000	\$13,750	\$0	\$13,750
Landscape Maintenance	\$315,000	\$288,750	\$182,987	\$105,763
Landscape Contingency	\$20,000	\$18,333	\$0	\$18,333
Pump Maintenance	\$3,550	\$3,254	\$0	\$3,254
Reclaimed Water	\$20,000	\$18,333	\$793	\$17,540
Irrigation Repairs	\$4,000	\$3,667	\$0	\$3,667
Landscape Reserves	\$10,000	\$9,167	\$0	\$9,167
Other Repairs and Maintenance	\$6,000	\$5,500	\$0	\$5,500

<b>Total Grounds Maintenance</b>	<b>\$393,550</b>	<b>\$360,754</b>	<b>\$183,780</b>	<b>\$176,974</b>
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**Cypress Bluff**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending August 31, 2020

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/20	ACTUAL THRU 8/31/20	VARIANCE
<u>Amenity</u>				
Insurance	\$12,500	\$11,458	\$0	\$11,458
Field Service Operations	\$35,000	\$32,083	\$0	\$32,083
Lifestyle Operations	\$40,000	\$36,667	\$2,509	\$34,158
Pool Maintenance	\$20,000	\$18,333	\$0	\$18,333
Pool Chemicals	\$12,000	\$11,000	\$0	\$11,000
Interim Facility Staffing	\$30,000	\$27,500	\$0	\$27,500
Janitorial Services	\$28,000	\$25,667	\$0	\$25,667
Refuse	\$4,200	\$3,850	\$0	\$3,850
Security and Gate Maintenance	\$4,500	\$4,125	\$0	\$4,125
Facility Maintenance	\$8,000	\$7,333	\$0	\$7,333
Elevator Maintenance	\$6,000	\$5,500	\$0	\$5,500
Cable and Utilities	\$5,500	\$5,042	\$0	\$5,042
Licenses and Permits	\$1,475	\$1,352	\$0	\$1,352
Repairs & Maintenance	\$5,000	\$4,583	\$835	\$3,748
Special Events	\$3,000	\$2,750	\$383	\$2,367
Holiday Decorations	\$1,500	\$1,375	\$0	\$1,375
Fitness Center R&M	\$5,000	\$4,583	\$0	\$4,583
Reserve for Amenities	\$10,000	\$9,167	\$0	\$9,167
Other Current Charges	\$3,000	\$2,750	\$0	\$2,750
<b>Total Amenity</b>	<b>\$234,675</b>	<b>\$215,119</b>	<b>\$3,728</b>	<b>\$211,391</b>
<b>Total Expenditures</b>	<b>\$782,618</b>	<b>\$718,360</b>	<b>\$305,818</b>	<b>\$412,543</b>
<b>Excess Revenues/Expenses</b>	<b>\$0</b>		<b>\$772,868</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$24,139</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$797,007</b>	

**Cypress Bluff**  
**Community Development District**  
**2019 Debt Service Fund**  
Statement of Revenues & Expenditures  
For The Period Ending August 31, 2020

Description	PRORATED		ACTUAL	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 8/31/20		

**Revenues**

Special Assessments- Direct	\$731,680	\$731,680	\$731,680	\$0
Special Assessments- Tax Collector	\$0	\$0	\$0	\$0
Assessments- Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$3,557	\$3,557

<b>Total Revenues</b>	<b>\$731,680</b>	<b>\$731,680</b>	<b>\$735,237</b>	<b>\$3,557</b>
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**Expenditures**

**Series 2019**

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

<b>Total Expenditures</b>	<b>\$734,146</b>	<b>\$734,146</b>	<b>\$734,146</b>	<b>\$0</b>
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<b>Excess Revenues (Expenditures)</b>	<b>(\$2,466)</b>		<b>\$1,090</b>	
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<b>Fund Balance - Beginning</b>	<b>\$274,991</b>		<b>\$643,175</b>	
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<b>Fund Balance - Ending</b>	<b>\$272,525</b>		<b>\$644,265</b>	
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**Cypress Bluff**  
**Community Development District**  
**2020 Debt Service Fund**  
Statement of Revenues & Expenditures  
For The Period Ending August 31, 2020

Description	PRORATED		ACTUAL	VARIANCE
	PROPOSED BUDGET	BUDGET THRU 8/31/20		

**Revenues**

Special Assessments- Direct	\$494,601	\$5,425	\$5,425	\$0
Special Assessments- Tax Collector	\$0	\$0	\$0	\$0
Assessments- Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$7	\$7

<b>Total Revenues</b>	<b>\$494,601</b>	<b>\$5,425</b>	<b>\$5,432</b>	<b>\$7</b>
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**Expenditures**

**Series 2020**

Interest-11/1	\$0	\$0	\$0	\$0
Principal-5/1	\$0	\$0	\$0	\$0
Interest-5/1	\$0	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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**Other Sources/(Uses)**

Bond Proceeds	\$247,300	\$247,300	\$247,300	\$0
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<b>Total Other</b>	<b>\$247,300</b>	<b>\$247,300</b>	<b>\$247,300</b>	<b>\$0</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$741,901</b>	<b>\$252,732</b>		
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<b>Fund Balance - Beginning</b>	<b>\$0</b>	<b>\$0</b>		
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<b>Fund Balance - Ending</b>	<b>\$741,901</b>	<b>\$252,732</b>		
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**Cypress Bluff**  
**Community Development District**  
**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For The Period Ending August 31, 2020

	Series 2019	Series 2020
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**Revenues:**

Interest	\$ 48,479	\$ 100
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<b>Total Revenues</b>	<b>\$ 48,479</b>	<b>\$ 100</b>
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**Expenditures**

Capital Outlay	\$ 5,641,193	\$ 3,972,139
Cost of Issuance	\$ -	\$ 274,600
Underwriters Discount	\$ -	\$ 41,500

<b>Total Expenditures</b>	<b>\$ 5,641,193</b>	<b>\$ 4,288,239</b>
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**Other Sources/(Uses)**

Bond Proceeds	\$ -	\$ 7,457,700
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<b>Total Other</b>	<b>\$0</b>	<b>\$7,457,700</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$ (5,592,715)</b>	<b>\$ 3,169,561</b>
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<b>Fund Balance - Beginning</b>	<b>\$ 8,344,429</b>	<b>\$ -</b>
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<b>Fund Balance - Ending</b>	<b>\$ 2,751,714</b>	<b>\$ 3,169,561</b>
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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
<b>Revenues:</b>													
Operations & Maintenance Assessments	\$0	\$66,249	\$304,060	\$146,780	\$0	\$85,999	\$0	\$179,530	\$0	\$0	\$0	\$0	\$782,618
Bondholder Contributions	\$10,547	\$237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,784
E-Town Interchange Project	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,159	\$0	\$0	\$285,159
Other Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125	\$0	\$0	\$125
<b>Total Revenues</b>	<b>\$10,547</b>	<b>\$66,487</b>	<b>\$304,060</b>	<b>\$146,780</b>	<b>\$0</b>	<b>\$85,999</b>	<b>\$0</b>	<b>\$179,530</b>	<b>\$0</b>	<b>\$285,284</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,078,686</b>

**Expenditures:**

**Administrative**

Supervisor Fees	\$0	\$1,000	\$0	\$600	\$1,000	\$0	\$2,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$7,600
FICA Expense	\$0	\$61	\$0	\$46	\$61	\$0	\$107	\$46	\$46	\$46	\$0	\$0	\$413
Engineering	\$138	\$316	\$291	\$0	\$194	\$1,398	\$704	\$275	\$469	\$0	\$0	\$0	\$3,783
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$600
Dissemination Agent	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$500	\$500	\$500	\$500	\$0	\$4,333
Attorney	\$11,364	\$1,362	\$1,043	\$2,066	\$1,839	\$1,058	\$2,948	\$3,013	\$2,415	\$0	\$0	\$0	\$27,106
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$4,300	\$0	\$0	\$0	\$0	\$5,300
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	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$41,250
Information Technology	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$2,750
Telephone	\$0	\$34	\$0	\$13	\$0	\$32	\$10	\$0	\$0	\$0	\$0	\$0	\$89
Postage	\$18	\$127	\$0	\$109	\$9	\$174	\$144	\$122	\$247	\$31	\$206	\$0	\$1,186
Printing & Binding	\$115	\$2	\$273	\$46	\$199	\$394	\$53	\$309	\$231	\$136	\$478	\$0	\$2,236
Insurance	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
Legal Advertising	\$300	\$90	\$826	\$90	\$90	\$86	\$130	\$171	\$171	\$373	\$1,015	\$0	\$3,341
Other Current Charges	\$100	\$102	\$100	\$51	\$130	(\$380)	\$0	\$7	\$0	\$0	\$0	\$0	\$109
Office Supplies	\$15	\$0	\$18	\$0	\$15	\$18	\$0	\$30	\$29	\$18	\$18	\$0	\$162
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website design/compliance	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
<b>Total Administrative</b>	<b>\$28,433</b>	<b>\$7,427</b>	<b>\$6,884</b>	<b>\$7,352</b>	<b>\$13,870</b>	<b>\$7,113</b>	<b>\$11,429</b>	<b>\$13,772</b>	<b>\$9,708</b>	<b>\$6,105</b>	<b>\$6,216</b>	<b>\$0</b>	<b>\$118,310</b>

**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	\$17,147	\$17,147	\$20,237	\$20,237	\$20,237	\$0	\$182,987
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	\$673	\$121	\$0	\$0	\$793
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**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
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
<b>Total Grounds Maintenance</b>	<b>\$11,587</b>	<b>\$14,812</b>	<b>\$14,812</b>	<b>\$14,812</b>	<b>\$14,812</b>	<b>\$17,147</b>	<b>\$17,147</b>	<b>\$17,147</b>	<b>\$20,910</b>	<b>\$20,358</b>	<b>\$20,237</b>	<b>\$0</b>	<b>\$183,780</b>
<u><b>Amenity</b></u>													
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	\$579	\$838	\$1,091	\$0	\$2,509
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	\$835	\$0	\$835
Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$383	\$0	\$383
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
<b>Total Amenity</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$579</b>	<b>\$838</b>	<b>\$2,310</b>	<b>\$0</b>	<b>\$3,728</b>
<b>Total Expenditures</b>	<b>\$40,020</b>	<b>\$22,239</b>	<b>\$21,696</b>	<b>\$22,164</b>	<b>\$28,682</b>	<b>\$24,260</b>	<b>\$28,576</b>	<b>\$30,919</b>	<b>\$31,197</b>	<b>\$27,301</b>	<b>\$28,763</b>	<b>\$0</b>	<b>\$305,818</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$29,473)</b>	<b>\$44,248</b>	<b>\$282,364</b>	<b>\$124,616</b>	<b>(\$28,682)</b>	<b>\$61,739</b>	<b>(\$28,576)</b>	<b>\$148,610</b>	<b>(\$31,197)</b>	<b>\$257,983</b>	<b>(\$28,763)</b>	<b>\$0</b>	<b>\$772,868</b>

# 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)
Mandatory Principal- 5/1/2020	(\$195,000)
Current Bonds Outstanding	\$11,040,000

#### **Series 2020 Special Assessments Revenue Bonds**

Interest Rate:	3.9-5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$247,300.43
Reserve Fund Balance:	\$247,300.43
Bonds outstanding - 4/15/2020	\$7,705,000
Current Bonds Outstanding	\$7,705,000



**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**Fiscal Year 2020 Summary of Series 2019 & O&M Assessment Receipts**

ASSESSED TO	ASSESSED				RECEIVED			
	# UNITS ASSESSED	SERIES 2019 DEBT NET	O&M NET	TOTAL NET ASMTS	SERIES 2019 DEBT PAID	O&M PAID	TOTAL ASMTS PAID	BALANCE DUE
EASTLAND TIMBER LLC	548	-	273,997.72	273,997.72	-	273,997.72	273,997.72	-
DRP CND ICI LLC	222	172,001.71	110,999.08	283,000.79	172,001.71	110,999.08	283,000.79	-
TOLL SOUTHEAST LP COMPANY INC.	265	196,794.75	132,498.89	329,293.64	196,794.75	132,498.89	329,293.64	-
PULTE HOME CORPORATION	345	129,674.00	112,123.56	241,797.56	129,674.00	112,123.56	241,797.56	-
ES-HOLDINGS ICI	172	130,163.46	85,999.28	216,162.74	130,163.46	85,999.28	216,162.74	-
PROVIDENCE CONSTRUCTION COMPANY	134	103,046.07	66,999.44	170,045.51	103,046.07	66,999.44	170,045.51	-
<b>NET ASSESSMENTS DIRECT BILL</b>	<b>1,686</b>	<b>731,679.99</b>	<b>782,617.98</b>	<b>1,514,297.97</b>	<b>731,679.99</b>	<b>782,617.97</b>	<b>1,514,297.96</b>	<b>-</b>
<b>NET ASSESSMENTS TAX ROLL</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL DISTRICT</b>	<b>1,686</b>	<b>731,679.99</b>	<b>782,617.98</b>	<b>1,514,297.97</b>	<b>731,679.99</b>	<b>782,617.97</b>	<b>1,514,297.96</b>	<b>-</b>

<b>DIRECT BILL % COLLECTED</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
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(1) Bulk land owners are on a payment plan. Installments due 50% due 12/1, 25% due 2/1, and 25% due 5/1.

*B.*

# Cypress Bluff

## Community Development District

### Check Run Summary August 31, 2020

Fund	Date	Check No.	Amount
<b>Payroll</b>			
		Subtotal	<u>\$ -</u>
<b>General Fund</b>			
	8/3/20	149-150	\$ 739.90
	8/3/20	150-VOID	\$ (469.00)
	8/7/20	151	\$ 838.13
	8/14/20	152-154	\$ 25,167.90
	8/20/20	155-157	\$ 3,183.50
	8/28/20	158-159	\$ 1,232.46
		Subtotal	<u>\$ 30,692.89</u>
<b>Total</b>			<b>\$ 30,692.89</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/20/20	00007	7/31/20 116355	202006 310-51300-31500	JUN GENERAL COUNSEL	*	2,414.50	
				HOPPING GREEN & SAMS			2,414.50 000156
8/20/20	00017	8/13/20 08132020	202008 320-57200-49400	SP EVENT MUSICIAN 8/25/20	*	300.00	
				THADDEUS JENNINGS			300.00 000157
8/28/20	00018	8/20/20 29971241	202008 320-57200-46000	SINGLE SIDED SIGNS	*	217.96	
				FAST SIGNS #171701			217.96 000158
8/28/20	00002	8/13/20 20-04574	202008 310-51300-48000	NOTICE OF PUBLIC HEARING	*	1,014.50	
				JACKSONVILLE DAILY RECORD			1,014.50 000159
TOTAL FOR BANK A						30,692.89	
TOTAL FOR REGISTER						30,692.89	

CYBL -CYPRESS BLUF' OKUZMUK

# Advanced Direct Marketing Services

3733 Adirolf Rd.

Jacksonville, FL 32207-4719

(V) 904.396.3028 (F) 396.6328

E-mail

jim@adm-service.com

## Invoice

DATE	INVOICE #
------	-----------

8/3/2020

143467

### BILL TO

CYPRESS BLUFF CDD  
475 WEST TOWN PLACE, STE 114  
ST AUGUSTINE FL 32092

14

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
CYPRESS BLUFF NOTICES			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	173	0.20231	35.00
Letter/Signature set-up for merge imaging	1	35.00	35.00
Laser duplex letter	173	0.25	43.25
Fold customer materials 1.31.513.425	173	0.0578	10.00
Print #10/24 window envelopes	173	0.14451	25.00
Insert one piece into #10 envelope, seal	173	0.10116	17.50
Affix Postage Stamp	173	0.0578	10.00
Postage 1.31.513.42	173	0.55	95.15

Thank you for your business.

**Subtotal** \$270.90

**Sales Tax (7.0%)** \$0.00

**Total** \$270.90



ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14776 Old St. Augustine Road • Jacksonville, Florida 32256 • tel 904-642-8990 • fax 904-646-9485  
CA-00002584, LC-00003116

Mary Grace LaMendola  
E-Town Lifestyle Coordinator  
July 2020 Invoice

7/1/20	9:00am - 10:45am	\$1.75	meeting with David Ray / CDD Staff / Kelly final discussion
	4:00pm - 5:15pm	\$1.25	Intro went out! Review/respond to e-mails/facebook invites
7/2/20	8:15am - 10:00am	\$1.75	Video Conference with Lauren /facebook invites
	4:15pm - 5:00pm	\$0.75	facebook invites / templates for events
7/6/20	2:00pm - 4:00pm	\$2.00	e-mails, monitor FB invites, eTown event survey, scheduling with Hannah/Kylie
7/7/20	2:00pm - 5:30pm	\$3.50	e-mail to residents on mail chimp, monitor FB invites, review all FB Jax residents, e-mails
7/8/20	4:00pm - 4:45pm	\$0.75	e-mails, monitor FB invites, make changes to resident e-mail
7/9/20	10:00am - 11:00am	\$1.00	video shoot live in eTown
7/9/20	1:00pm - 1:30pm	\$0.50	finalize e-mail, monitor FB invites
7/10/20	8:00am - 10:00am	\$2.00	Meeting with Hannah to get vendor, event information
	12:15pm - 2:00pm	\$1.75	Review survey post with Lauren, monitor FB invites,
7/13/20	4:30 pm - 5:00pm	\$0.50	
	5:30pm - 6:30pm	\$1.00	e-mail vendors,
7/14/20	9:15am - 5:30pm	\$8.25	worked at eTown, monitor FB invites, review emails, emails to vendors, contact Minlo GM, meeting with Kelly, meeting with marketing, FB post, started 4 event templates
7/20/20	4:15pm - 4:45pm	\$0.50	monitor FB invites, review emails/ slack
7/22/20	4:00pm - 4:30pm	\$0.50	monitor FB invites, review emails/ slack, reach out to Kellie Rice regarding Beer Truck
7/23/20	2:15pm - 5:00pm	\$2.75	monitor FB invites, review emails/slack, Work on details for upcoming events to propose to David/Kelly, meeting with David/Kelly
7/24/20	3:00pm - 4:30pm	\$1.50	monitor FB invites, review emails/slack, worked on Meet the Neighbor Event, reached out to vendors
7/28/20	8:45am - 10:00am	\$1.25	monitor FB invites, review emails/slack, emails to CWM and RGB regarding liquor license and selling at eTown
	3:15pm - 3:30pm	\$0.50	Interview with Lauren for Blog
	4:00pm - 4:15pm	\$0.25	Meeting with Kelly
7/29/20	4:00pm - 5:00pm	\$1.00	monitor FB invites, review emails/slack, email/call to Steve at CWM
7/31/20	2:15pm - 4:30pm	\$2.25	monitor FB invites, review emails/slack, email/call to Bob at Really Good Beer, Contacted Catering companies, Questionnaire set up for musicians.
		\$37.25	Total Hours
		\$22.50	Hourly Rate
		\$838.13	Total Due

RECEIVED

Please submit payment to: Mary Grace LaMendola  
238 Garden Wood Dr.  
Ponte Vedra, FL 32081

JUL 31 2020



**Governmental Management Services, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice****RECEIVED**

AUG 06 2020

**Bill To:**Cypress Bluff CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Invoice #: 34

Invoice Date: 8/1/20

Due Date: 8/1/20

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - August 2020 <i>1,310.572.890</i>		3,750.00	3,750.00
Website Administration - August 2020 <i>352</i>		83.33	83.33
Information Technology - August 2020 <i>352</i>		166.67	166.67
Dissemination Agent Services - August 2020 <i>313</i>		500.00	500.00
Office Supplies <i>570</i>		17.71	17.71
Postage <i>420</i>		110.94	110.94
Copies <i>425</i>		302.25	302.25
<i>5 (A)</i>			
<b>Total</b>			<b>\$4,930.90</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,930.90</b>

# Sun State Nursery & Landscaping, Inc.

# INVOICE

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

INVOICE # 820014  
DATE: August 1, 2020

Bill To:  
GMS  
475 West Town Place, Suite 114  
St. Augustine, FL. 32092

For:  
E – Town Phase 1

DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of August.  <i>1,320,572.46</i> <i>12 (B)</i> <i>PAID</i> <i>AUG 11 2020</i>	\$ 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 # 820015  
DATE: August 1, 2020

Bill To:  
GMS  
475 West Town Place, Suite 114  
St. Augustine, FL. 32092

For:  
E - Town Phase 2

DESCRIPTION	AMOUNT
Landscape Maintenance & Irrigation Services for the month of August.	\$11,120.00
Bahia Roadside Services	\$3090.00
<i>1,320.572. 461 07E</i> <i>12 AUG 11 2020</i>	
<b>TOTAL</b>	<b>\$14,210.00</b>

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!



JUL 22 2020

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

July 7, 2020

Project No:

13102.26002

Invoice No:

0194882

Project 13102.26002  
Services this month include:

Cypress Bluff CDD-District Engineer (WA#3)

RECEIVED

1. Meeting attendance
2. Preparing requisitions
3. Review and Sign Documents
4. Administrative Support

AUG 14 2020

1.31.513.311  
6

7

-Brad W.

Professional Services rendered through June 30, 2020

**Professional Personnel**

		Hours	Rate	Amount	
Senior Engineer					
Hall, Jason	6/27/2020	.50	194.00	97.00	
Weeber, Bradley	5/30/2020	1.00	194.00	194.00	
Weeber, Bradley	6/20/2020	.50	194.00	97.00	
Administrative Support					
Blair, Shelley	6/20/2020	1.00	81.00	81.00	
Totals		3.00		469.00	469.00
Total Labor					469.00
Invoice Total this Period					\$469.00

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14716 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8090 • Fax 904-646-9485  
CA-0002634 LC-0000316

# Hopping Green & Sams

Attorneys and Counselors

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

1,810.573.815  
⑦ ④

## STATEMENT

July 31, 2020

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

Bill Number 116355  
Billed through 06/30/2020

RECEIVED

AUG 14 2020

### General Counsel

CBCDD 00001 KSB

### FOR PROFESSIONAL SERVICES RENDERED

06/01/20	KSB	Confer with City of Jacksonville regarding uniform method agreement.	0.40 hrs
06/04/20	KSB	Review alcohol licensing issues.	0.80 hrs
06/05/20	KSB	Review meeting minutes.	0.30 hrs
06/08/20	KSB	Review indenture provisions relating to escrow accounts.	0.40 hrs
06/08/20	KEM	Record declaration of consent and collateral assignment agreement.	0.30 hrs
06/09/20	KSB	Review draft agenda and confer with district manager; confer with D. Ray regarding assessment collection.	0.80 hrs
06/11/20	KSB	Confer with D. Ray regarding amenity staffing; provide form of agreement.	0.80 hrs
06/11/20	KEM	Review recorded declaration of consent and collateral assignment agreement.	0.20 hrs
06/16/20	KEM	Research status of phase one property conveyance.	0.10 hrs
06/18/20	KSB	Research alcohol license options; confer with D. Ray; review proposed amenity staffing issues.	0.80 hrs
06/22/20	KSB	Confer with district manager regarding assessment process; confer with D. Ray; confer with City of Jacksonville attorney.	0.90 hrs
06/22/20	KEM	Prepare resolution declaring assessments, published budget and assessment notice, mailed budget and assessment notice and affidavit of publication.	0.70 hrs
06/23/20	KSB	Prepare for and attend board meeting; distribute correspondence regarding extension of virtual meetings.	1.60 hrs
06/24/20	KSB	Perform meeting follow up.	0.40 hrs
06/26/20	SSW	Review Executive Order 20-150 regarding extension of waiver of physical quorum requirement for local government public meetings; prepare and circulate correspondence to District Managers regarding same.	0.10 hrs
06/29/20	KSB	Review meeting minutes.	0.40 hrs

=====

Total fees for this matter	\$2,277.50
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**DISBURSEMENTS**

Recording Fees	137.00
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Total disbursements for this matter	\$137.00
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**MATTER SUMMARY**

Ibarra, Katherine E. - Paralegal	1.30 hrs	125 /hr	\$162.50
Buchanan, Katie S.	7.60 hrs	275 /hr	\$2,090.00
Warren, Sarah S.	0.10 hrs	250 /hr	\$25.00

TOTAL FEES	\$2,277.50
TOTAL DISBURSEMENTS	\$137.00

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$2,414.50</b>
--------------------------------------	-------------------

**BILLING SUMMARY**

Ibarra, Katherine E. - Paralegal	1.30 hrs	125 /hr	\$162.50
Buchanan, Katie S.	7.60 hrs	275 /hr	\$2,090.00
Warren, Sarah S.	0.10 hrs	250 /hr	\$25.00

TOTAL FEES	\$2,277.50
TOTAL DISBURSEMENTS	\$137.00

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$2,414.50</b>
------------------------------------	-------------------

**Please include the bill number with your payment.**

**From:** MaryGrace LaMendola marygrace@etownjax.com  
**Subject:** Re: Vendor check for Tad Jennings  
**Date:** August 14, 2020 at 2:23 PM  
**To:** Oksana Kuzmuk okuzmuk@gmsnf.com

Thank you Oksana! Have a fabulous weekend!

On Fri, Aug 14, 2020 at 9:17 AM Oksana Kuzmuk <okuzmuk@gmsnf.com> wrote:  
Good Morning Mary,

I will cut this check next week and let you know when it is ready for pick up.

Sincerely,

Oksana Kuzmuk  
Governmental Management Services, LLC (GMS)  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
World Golf Village  
Office: (904) 940-5850 ext. 404  
Cell: (386) 237-8444

RECEIVED

AUG 13 2020

GMS

On Aug 13, 2020, at 12:18 PM, MaryGrace LaMendola <marygrace@etownjax.com> wrote:

Hi Oksana,

Thank you so much for the information! I will need a check for \$300 for our musician Tad Jennings. I am attaching his W9.

The event is on August 25 so if you don't think it will make it to me in time let me know and I can pick it up. Can you please send to my home address:

238 Garden Wood Dr.  
Ponte Vedra, FL 32081

Thank you so much!

Mary Grace Lamen  
eTown Lifestyle Dire  
MaryGrace@etownja



etownjax.com  
904-503-0964



001, 320, 572, 494

17 (A)

Pick up  
check

Thursday  
4 pm



More than fast. More than signs.™

FASTSIGNS#171701

8535-7 Baymeadows Rd.

Jacksonville, FL 32256

Phone 904-443-7446

Fax 904-443-6228

Email: sales@fsonbaymeadows.com

## Invoice:

Invoice Date:

Page 1 of 1

299 71241

8/20/2020

Customer: E-Town Development Inc

Contact: Mary Grace Lamendola

Description: eTown Roadside Signs

Sales Person: Shawn Layton

Clerk: Kimberly Brown

ph: (904) 874-9373

Customer: 13297

Email: Marygrace@etownjax.com

	Product	Qty	Sides	H x W	Unit Cost	Item Total
1	SS COROPLAST 18X24	10	1	18 x 24	\$19.15	\$191.46

Color: 4/0

Description: Single Sided Coroplast Sign - Wire Step Stakes

Text: (3) Event Parking <---

(3) Event Parking --->

(4) No Parking

RECEIVED

AUG 24 2020

18A

1,320,572.460

Tax exempt  
certificate

Other Payments:

Shipping Notes:

Form of Payment / Amount / Initials

Notes:

Line Item Total:	\$191.46
Subtotal:	\$191.46
Shipping:	\$26.50
Taxes:	\$15.26
Total:	\$233.22
Total Payments:	\$0.00
Balance Due:	\$233.22

\$217.96

Payment due within 30 days of pick-up.

ATTN: Mary Grace Lamendola

E-Town Development Inc

4314 Pablo Oaks Court

Jacksonville, FL 32224

Received/Accepted By:

/ /

More than fast. More than signs.™



# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

August 13, 2020

Date

RECEIVED

AUG 13 2020

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

### Payment Due Upon Receipt

Serial # 20-04574D PO/File # \_\_\_\_\_ \$1,014.50

Amount Due

Notice of Public Hearing to Consider the Adoption of the Fiscal Year  
2020/2021 Budget, etc.

Amount Paid

The Cypress Bluff Community Development District

\$1,014.50

Payment Due

Case Number \_\_\_\_\_

Publication Dates 8/13,20

County Duval

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

*For your convenience, you  
may remit payment at  
[jaxdailyrecord.com/send-payment](http://jaxdailyrecord.com/send-payment).*

2 @  
1,810, 513. 480

Your notice can be found at [www.jaxdailyrecord.com](http://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.*

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET AND THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**

**Upcoming Public Hearings, and Regular Meeting**  
The Board of Supervisors ("Board") for the Cypress Bluff Community Development District ("District") will hold the following two public hearings and a regular meeting ("Meeting"):

DATE: Wednesday, September 2, 2020  
TIME: 1:30 p.m.  
LOCATION: e-Town Welcome Center  
11003 E-Town Parkway  
Jacksonville, Florida 32256

It is anticipated that the Meeting will take place at the location above. In the event that the COVID-19 public health emergency prevents the Meeting from occurring in-person, the District may conduct the Meeting by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-179, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. If it is necessary to hold the Meeting utilizing communications media technology, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-888-890-4822. Participant Code: 822627. Participants are strongly encouraged to submit questions and comments to the District Manager's Office identified below by 5:00 p.m. on Monday, August 31, 2020 in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2020/2021; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2020/2021.

# Units	Product Type	Debt Service Assessment	O&M Assessment	Total Assessment
518	Active Adult	\$406.17	\$361.35	\$766.52
1,332	Single Family	\$837.60	\$540.54	\$1,378.14

FY 2020/2021 ANNUAL O&M ASSESSMENT PAYMENTS WILL NOT INCREASE FROM THE PREVIOUSLY LEVIED FY 2019/2020 ASSESSMENT AMOUNTS. THE PURPOSE OF THIS NOTICE IS TO INFORM THE LANDOWNERS OF THE CHANGE IN COLLECTION METHOD OF THE ASSESSMENTS. FOR FISCAL YEAR 2020/2021, THE DISTRICT WILL DIRECTLY COLLECT THE ASSESSMENTS IMPOSED ON THE REMAINING BENEFITTED PROPERTY BY SENDING OUT A BILL PRIOR TO, OR DURING, NOVEMBER 2020. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY MAY RESULT IN PENALTIES AND INTEREST, A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

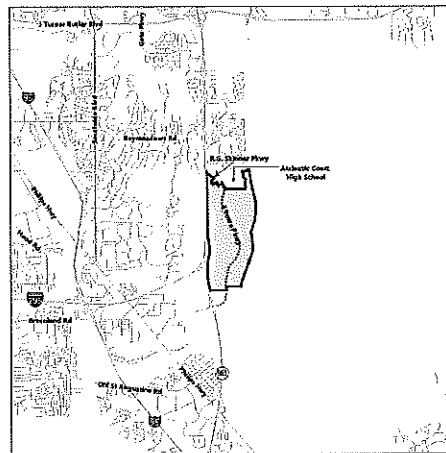
**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services, LLC, 476 West Town Place, Suite 114, St. Augustine, Florida 32082. Ph: (904) 940-6850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Perry  
District Manager



Cypress Bluff  
Community  
Development District

Exhibit 1

GENERAL  
LOCATION

LEGEND  
District Manager's Office  
Proposed Assessment Area