

*Cypress Bluff  
Community Development District*

*May 25, 2021*

# *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*

May 18, 2021

Board of Supervisors  
Cypress Bluff  
Community Development District

Dear Board Members:

The Cypress Bluff Community Development District Meeting is scheduled for **Tuesday, May 25, 2021 at 1:30 p.m.** at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida. Following is the advance agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Approval of the Minutes of the March 23, 2021 Meeting
- IV. Financing Matters
  - A. Consideration of Amended and Restated Master Assessment Methodology Report
  - B. Consideration of Resolution 2021-04, Declaring Special Assessments Upon the Expansion Parcel
  - C. Consideration of Resolution 2021-05, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on the Expansion Parcel
- V. Consideration of Resolution 2021-04, Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer – Ratification of Requisition No. 6
  - C. District Manager
  - D. General Manager
    - 1. Report
    - 2. Consideration of Proposals for Dog Park Enhancements
- VII. Financials Reports
  - A. Balance Sheet and Income Statement
  - B. Check Registers
    - 1. March
    - 2. April
- VIII. Other Business
- IX. Supervisor's Requests and Audience Comments
- X. Next Scheduled Meeting – June 22, 2021 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 March 23, 2021 Board of Supervisors meeting.

The fourth order of business is financing matters. Any backup documentation for this item will be provided under separate cover.

The fifth order of business is consideration of resolution 2021-04, approving the proposed budget for fiscal year 2022 and setting a public hearing date for adoption. Copies of the resolution and budget are 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  
May 25, 2021  
1:30 p.m.

eTown Welcome Center  
11003 E-Town Parkway  
Jacksonville, Florida 32256  
**Call In #: 1-888-850-4523 Code 322827**  
[www.CypressBluffCDD.com](http://www.CypressBluffCDD.com)

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- II. Public Comment
- III. Approval of the Minutes of the March 23, 2021 Meeting
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  - C. Consideration of Resolution 2021-05, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on the Expansion Parcel
- V. Consideration of Resolution 2021-06, Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer – Ratification of Requisition No. 6
  - C. District Manager
  - D. General Manager
    - 1. Report
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- VII. Financials Reports

A. Balance Sheet and Income Statement

B. Check Registers

1. March

2. April

VIII. Other Business

IX. Supervisor's Requests and Audience Comments

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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, March 23, 2021 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.

Present and constituting a quorum were:

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

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel (by phone)
Bradley Weeber	District Engineer (by phone)
Joe Muhl	PARC Group
David Ray	GMS
Marcy Pollicino	Vesta Property Services

The following is a summary of the discussions and actions taken at the March 23, 2021 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 being no members of the public present, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 26, 2021 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Richard Ray seconded by Mr. Hewins with all in favor the minutes of the January 26, 2021 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS****Ratification of E-Verify Memorandum of Understanding**

Mr. Perry informed the Board that despite the District having no employees, Florida Statute requires the District enroll in the E-Verify system and also has requirements as it relates to District contractors. His office filed the MOU with E-Verify prior to the meeting.

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor the E-Verify Memorandum of Understanding was ratified.

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

There being nothing to report, the next item followed.

**B. District Engineer****1. Ratification of Requisition 39**

Mr. Weeber presented requisition 39 for ratification in the amount of \$251,109.64 for Carlton Construction related to the amenity center.

On MOTION by Mr. Richard Ray seconded by Mr. Hewins with all in favor requisition 39 was ratified.

**2. Consideration of Requisitions 3-5**

Mr. Weeber presented requisitions 3 through 5 for approval noting requisition 3 is for the remaining amount due to Carlton Construction from requisition number 39. Requisitions 4 and 5 are to Connelly & Wicker and are also related to the amenity center.

On MOTION by Mr. Richard Ray seconded by Mr. Hewins with all in favor Requisitions 3-5 were approved.

**C. District Manager**

Mr. Perry informed the Board there would likely be a preliminary budget presented at the next meeting.

**D. General Manager – Report**

Ms. Pollicino gave an overview of her report, a copy of which was included in the agenda package.

**SIXTH ORDER OF BUSINESS****Financial Reports****A. Balance Sheet and Income Statement****B. Check Registers****1. January****2. February**

Mr. Perry gave an overview of the financial reports and check register, noting the January check register totals \$78,701.70 and the February check register totals \$976,621.68. He informed the Board the February check register includes a \$920,000 transfer to the debt service fund for the bonds.

On MOTION by Mr. Grossman seconded by Mr. Hewins with all in favor the check registers were approved.

**SEVENTH ORDER OF BUSINESS****Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS****Supervisor's Requests and Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – April 27, 2021 at 1:30 p.m. at the eTown Welcome Center**

**TENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Hewins seconded by Mr. Grossman 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.*



# **Cypress Bluff Community Development District**

**DRAFT**

**Supplemental Assessment Methodology Report for the  
Special Assessment Revenue Bonds Series 2021**

**May 25, 2021**

**Prepared by**

**Governmental Management Services, LLC**

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## **1.0 Introduction**

### **1.1 Purpose**

This report outlines the assessments assigned to certain properties to secure the Cypress Bluff Community Development District's ("District") Series 2021 Special Assessment Bonds ("Series 2021 Bonds"). The Methodology described herein quantifies the special benefits to properties in the District that are derived as a result of the installation of infrastructure facilities and equitably allocates those costs incurred by the District to provide these benefits to properties in the District.

The District has adopted a Capital Improvement Program ("Improvement Plan" or "CIP") that will allow for the development of property within the District as described in the District Engineer's Report, as amended, dated September 2019 which was prepared by England, Thims and Miller (the "Engineer's Report"). On August 20, 2018, the District approved its Master Special Assessment Methodology Report describing the methodology to allocate debt over the approximately 1,273.9 total acres and 583 developable acres located in The City of Jacksonville ("Jacksonville" or "COJ"), Florida that will receive special benefit from the proposed CIP to be installed in the District. This District Engineer's Report has been updated on February 25, 2020. The Development is planned for 1,996 residential lots which include 519 Active Adult lots.

The District plans to partially fund the CIP through debt financing. This debt will be repaid from the proceeds of an assessment levied by the District. The levy takes the form of non-ad valorem special assessments that are liens against properties within the boundary of the District that receive special benefits from the CIP. The methodology herein allocates this debt to properties based upon the special and peculiar benefits each property receives from the CIP according to the reasonable and fair apportionment of the duty to pay for these levied assessments. This report is designed to conform to the requirements of Chapters 170,190 and 197, F.S. with respect to special assessments and is consistent with our understanding of the case law on the subject.

This report supplements the Master Special Assessment Methodology Report dated August 20, 2018 as adopted by the Board of Supervisors (collectively, the "Master Report").

## **1.2 Scope of the Report**

This report presents the master projections for financing the 2021 Project representing the portion of the CIP financed by the District's Series 2021 Bonds. The Report also describes the master apportionment of benefits and special assessments resulting from the provision of improvements to the lands within the 2021 Assessment Area, as defined herein. The assessments outlined in the previous Supplemental Assessment Methodologies dated February 6, 2019, April 13, 2020 and September 2, 2020 have been levied by the Cypress Bluff District's Board of Supervisors and continue to serve as liens against the properties listed in the Report.

## **1.3 Special Benefits and General Benefits**

The Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The improvements enable properties within the District boundaries to be developed. Without the Improvements, there would be no infrastructure to support development of land within the District. Without these Improvements, state law would prohibit development of property within the District.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Improvements. However, these are incidental to the Improvement Program, which is designed solely to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the District's Capital Improvement Program as defined herein to obtain, or to maintain their development entitlements. This

fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries. Even though the exact value of the benefits provided by the Improvements is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing same.

#### **1.4 Organization of this Report**

*Section One* describes the purpose of the report along with the scope and benefits of the Capital Improvement Program, including that portion financed by the Series 2020 Bonds.

*Section Two* describes the development program as proposed by the Developer.

*Section Three* provides a summary of the Capital Improvement Program for the District as determined by the District Engineer.

*Section Four* discusses the financing program for the District.

*Section Five* introduces the Assessment Methodology.

### **2.0 Development Program for Cypress Bluff**

#### **2.1 Overview**

The Cypress Bluff development is designed as a planned residential community, located within Jacksonville, Florida. The proposed land use within the District is consistent with Jacksonville Land Use and Comprehensive Plans.

#### **2.2 The Development Program**

The Development will consist of approximately 1,996 residential homes which includes 519 Active Adult homes. The portion of the Development subject to the Series 2021 Bonds, as detailed in **Table 1**, consists of 147 residential homes which includes 2 Active Adult homes ("2021 Assessment Area"). There are 145 residential lots that are not classified as Active Adult hereafter referred to as "Residential Lots".

### **3.0 The Capital Improvement Program for Cypress Bluff**

#### **3.1 Engineering Report**

The infrastructure costs to be funded by the District are determined by the District Engineer in the 2020 Supplemental Engineer's Report. As defined in the 2020 Engineer's Report, the 2021 Project consists of that portion of the CIP financed with the proceeds of the Districts Series 2021 Bonds. The remaining costs will be funded by future bond issues and developer funding.

Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates.

#### **3.2 Capital Improvement Program**

The CIP includes improvements intended to serve the development consist of improvements associated with the roadway E Town Parkway/Skinner Parkway such as utilities, landscape, hardscape and electric, master recreation improvements, and certain collector roadway improvements as well as neighborhood improvements ("Improvements"). The CIP is estimated to cost approximately \$96.7 million consisting of \$28.1 million for master infrastructure improvements (the "Master CIP") and \$68.6 million for neighborhood infrastructure improvements (the "Neighborhood CIP"). The Improvements to be constructed, will represent a system of improvements that irrespective of certain exceptions described further in Section 5.1 of this Report, will provide benefits to all lands within the District. The value of the special benefits that are provided by the CIP are greater than the District's costs of providing these benefits and the assessments levied to support the costs as shown in **Table 2. Table 3** provides for the cost estimates of the Master CIP.

## **4.0 Financing Program for Cypress Bluff**

### **4.1 Overview**

As noted above, the District has embarked on a program of capital improvements, which will facilitate the development of lands within the District. Construction of certain Improvements may be funded by the Developer and acquired by the District under an agreement between the District and the Developer, or may be funded directly by the District.

In February 2019 The District issued the Series 2019 bonds in the principal amount of \$11,565,000 to fund a portion of the District's CIP. In April, 2020 The District issued the Series 202-bonds in the principal amount of \$7,705,000 to fund a portion of the District's CIP. That portion of the Master CIP funded with the proceeds of the Series 2020 Bonds is referred to as the 2020 Project. The District may issue additional bonds for development of future phases and improvements. That portion of the Master CIP funded with the proceeds of the Series 2021 Bonds is referred to as the 2021 Project. The District may issue additional bonds for development of future phases and improvements.

### **4.2 Series 2021 Bonds**

The Series 2021 Bonds have an issuance date of June 25, 2021. The Series 2021 Bonds will be repaid with thirty principal installments commencing on November 1, 2021 with interest paid semiannually every November 1 and May 1, maturing November 1, 2051. The Series 2020 Assessment Area planned for 147 residential units will fully absorb the 2021 debt assessments.

The Series 2021 Bonds are issued at a par amount of \$2,020,000, with an average coupon interest rate of 3.75%. The maximum net annual debt service for the Series 2021 Bonds is \$113,125.

The difference between the par amount of bonds and the construction funds consists of costs of issuance including

underwriter's discount and professional fees associated with debt issuance, and debt service reserve funds.

The sources and uses of the Series 2021 Bond sizing are presented in **Table 4** in the Appendix.

## **5.0 Assessment Methodology**

### **5.1 Overview**

The Series 2021 Bonds provide the District with funds to construct a portion of the Master CIP outlined in Section 3.2. These improvements lead to special and general benefits, with special benefits accruing generally to the properties within the boundaries of the District and general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred in financing infrastructure construction will be paid off by assessing properties that derive special and peculiar benefits from the proposed projects. All properties that receive special benefits from the District's CIP will be assessed. As detailed in the assignment of debt, the Active Adult community will not have access to the District Amenity and as such no benefit for Recreation will be assigned to the Active Adult lots.

### **5.2 Assigning Debt**

The current development plan for the District projects construction of infrastructure for approximately 1,996 residential homes, which includes 519 Active Adult homes.

The Improvements provided by the District will include Master Infrastructure Improvements of recreation facilities, utilities, landscape, hardscape and electric to E-Town Parkway/R.G. Skinner Parkway and certain collector roads.

All residential development within the District will benefit from the **Master Improvements** to E-Town Parkway and R.G. Skinner Parkway, as the Improvements provide basic infrastructure to all residential lands within the District and benefit all residential lands within the District as an integrated system of improvements. Active Adult, however, will not benefit from the Master Recreation Improvements as the Active Adult



community will not have access to the Master Recreation improvements.

Benefited units for Master Improvements will be based on an equivalent residential unit ("ERU") of 1.0 for each lot within the District, except Active Adult will not share in the cost of Master Recreation infrastructure.

As the provision of the above listed Improvements by the District will make the lands in the District developable, the land will become more valuable to their owners. The increase in the value of the land provides the logical benefit of Improvements that accrues to the developable parcels within the District.

The debt incurred by the District to fund the Improvements is allocated to the properties receiving special benefits equally, except that Active Adult will not receive benefit from Master Recreation and therefore will not be assigned debt assessments related to Master Recreation.

**Table 5** represents the preliminary principal assessments and true-up levels at the time of issuance of the Series 2021 Bonds for the areas within the District assessed to secure the Series 2021 Bonds.

### **5.3 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in Section 1.3, Special Benefits and General Benefits, Improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The Improvements benefit properties within the District and accrue to all assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property. The special and peculiar benefits resulting from each Improvement undertaken by the District are:

- a. Roadway and Drainage Improvements result in special and peculiar benefits such as the added use of the property, added enjoyment of the property, and likely increased marketability of the property.
- b. Storm Water Management facilities result in special and peculiar benefits such as the added use of the property,

decreased insurance premiums, added enjoyment of the property, and likely increased marketability of the property.

- c. Water/Sewer and Reuse Utility Improvements result in special and peculiar benefits such as the added use of the property, and likely increased marketability and value of the property.
- d. Hardscaping including entry features / landscaping result in special and peculiar benefits such as the added enjoyment of the property, and likely increased marketability and value of the property.
- e. Recreation improvements result in special and peculiar benefits such as the added enjoyment of the property, and likely increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value, however, each is more valuable than either the cost of, or the actual assessment levied for, the Improvement or debt allocated to the parcel of land.

#### **5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the 2021 Project is delineated in **Table 6** (expressed as Allocation of Total Par Debt).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and / or construction of the District's Improvements (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the

determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

In accordance with the benefit allocation in **Table 2**, a Total Par Debt per Unit for Master Infrastructure has been calculated for each single-family unit based on an ERU value of 1.0 for each lot, except that Active Adult has not been assigned costs for Master Recreation.

Parcels of the development may be sold which contain various development units. At the time of such parcel sale an assignment of the development units will occur upon which the related debt and assessments will be specified for the parcel.

## **5.5 True-Up Mechanism**

In order to assure that the District's debt will not build up on the unsold acres within the Series 2021 Assessment Area, and to assure the requirements that the non-ad valorem special assessments will be constitutionally lienable on the property and will continue to be met, the District shall apply the true-up provisions set forth in the Master Assessment Methodology dated August 20, 2018 with respect to only the land in the Series 2021 Assessment Area as assigned in **Table 5**.

Additionally, as lands in each development parcel are platted, true-up or density reduction payments may become due. Under the first test, the ceiling level for purposes of this test shall be the Series 2021 debt assigned to the parcel per developable acre as shown on **Table 5**. (Maximum Debt Per Acre). After the recording of each plat, the remaining debt per developable acre shall be calculated. If the remaining debt per acre is greater than the Maximum Debt Per Acre, the District shall require a true-up payment sufficient to bring the debt per acre down to the permissible ceiling level. In the second test, if all acres are platted and the full debt assigned is not absorbed as a result of a decrease in the number of units or a change in unit mix, a true-up payment in the amount of remaining unassigned debt shall be due the District. The District may suspend the true-up if the landowner can show there is sufficient development potential in the remaining undeveloped acreage within the Series 2021 parcel to fully absorb the remaining unallocated debt.

Furthermore, each landowner in **Table 5** may be subject to a separate True Up Agreement.

## **5.6 Additional Stipulations**

Certain financing, development, and engineering data was provided by members of District staff and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For further information about the Series 2021 Bonds, please refer to the Indentures.

**TABLE 1**  
**Cypress Bluff CDD**  
**Unit Counts**  
**Development Program for All Phases**

	<u>2021 Project</u>	<u>2020 Project</u>	<u>2019 Project</u>	<u>Totals</u>
Active Adult	2	172	346	520 <sup>(1)</sup>
Residential Lots	145	555	777	1,477
<b>Total</b>	<u>147</u>	<u>727</u>	<u>1,123</u>	<u>1,997</u> <sup>(1)</sup>

As provided in the Master Methodology dated August 20, 2018, all units have an ERU value of 1.0 for Master Infrastructure. However, Active Adult lots are not assigned debt related to Master Recreation, as Active Adult units do not have access to Master Recreation amenities.

(1) Actual unit count for Actual Adult is 519 units and actual total unit count is 1,996 units. However, the 2019 Project included one unit that was not platted and will result in a True-Up. Therefore, the total actual unit count is 1,996 but bonds have been or are anticipated to be issued on a total of 1,997 units.

**Prepared By**  
**Governmental Management Services, LLC**

**TABLE 2**  
**Cypress Bluff CDD**  
**Benefit Analysis for Series 2021**  
**Assessment Area**

<u>Financing Mechanisms</u>	<u>Active Adult</u>	<u>Other Single Family Residential</u>	<u>Total Value/Amount</u>
Recreation Infrastructure		\$9,755,000	\$9,755,000 (1)
Other Infrastructure - Utilities, Landscape, Hardscape and Electric	\$6,689,016	\$19,035,984	\$25,725,000 (2)
<b>Total -</b>	<b>\$6,689,016</b>	<b>\$28,790,984</b>	<b>\$35,480,000</b>

(1) Master Recreation Infrastructure costs do not apply to Active Adult as they do not have access to the master amenities.

(2) Applies to all units.

(3) Neighborhood improvements funded by bond series 2020A exclusively for Active Adult.

**RECREATION INFRASTRUCTURE**

<u>Land Use :</u>	<u>Number of Units</u>	<u>ERU Factor</u>	<u>Total ERU's</u>	<u>Total Recreation Benefit</u>	<u>Recreation Benefit Per ERU</u>
Active Adult	519	-	-	0	\$ -
Residential Lots	1,478	1.00	1,478	\$ 9,755,000	\$ 6,600
<b>GRAND TOTALS</b>	<b>1,997</b>			<b>\$ 9,755,000</b>	

**OTHER INFRASTRUCTURE**

<u>Land Use :</u>	<u>Number of Units</u>	<u>ERU Factor</u>	<u>Total ERU's</u>	<u>Total Other Benefit</u>	<u>Other Benefit Per ERU</u>
Active Adult	519	1.00	519	\$ 6,689,016	\$ 12,888
Residential Lots	1,478	1.00	1,478	\$ 19,035,984	\$ 12,880
<b>GRAND TOTALS</b>	<b>1,997</b>			<b>\$ 25,725,000</b>	

**TOTALS**

<u>Land Use :</u>	<u>Number of Units</u>	<u>Recreation Benefit / Unit</u>	<u>Other Benefit / Unit</u>	<u>Total Benefit / Unit</u>	<u>Total Proposed Debt / Unit</u>
Active Adult	519	\$ -	12,888	\$ 12,888	\$ 6,696
Residential Lots	1,478	\$ 6,600	12,880	\$ 19,480	\$ 13,839

(3) Recreation costs are expected to be fully funded through the proceeds of the bond issues. The developer will supplement any costs for Other Infrastructure that are not absorbed by CDD capital funding.

Prepared By  
**Governmental Management Services, LLC**

**TABLE 3**  
**Cypress Bluff CDD**  
**Infrastructure Cost Estimates**  
**2021 Project**

The 2021 Project will fund a portion of the Master Infrastructure Improvements as included in the Capital Improvement Plan.

<u>Master Infrastructure Improvements :</u>	<u>Total Cost Estimates</u>
E-Town parkway/R.G. Skinner Parkway Utilities, Landscape, Hardscape and Electric	\$25,725,000
Master Recreation Improvements	\$9,755,000
<b>Total</b>	<u><u>\$35,480,000</u></u>

Above costs include contingency, design and permitting for each functional category.

Information provided by England, Thims & Miller Inc. Capital Improvement Plan Report dated February, 2020

**Prepared By**  
**Governmental Management Services, LLC**

**TABLE 4**  
**Cypress Bluff CDD**  
**Bond Series 2021**  
**Sources & Uses**

<u>Sources</u>	<u>Bond Series 2021</u>
Bond Proceeds - par	\$2,020,000
<b>Total Sources</b>	<b>\$2,020,000</b>
 <u>Uses</u>	
Project Fund Deposits	Not Available
Project Fund	
Other Fund Deposits	
Debt Service Reserve Fund @100% of MADS	
Capitalized Interest Through 11/1/21	
Delivery Date Expenses	
Cost of Issuance	
Underwriter's Discount	
Additional Proceeds	
<b>Total Uses</b>	<b>\$0</b>

Principal Amortization Installments	30
Average Coupon Rate	3.75%
Par Amount	\$2,020,000
Maximum Annual Debt Service (net)	\$1,113,125

Provided by MBS Capital Markets, LLC.

Financing parameters and amounts are estimated.  
 (1) Refer to Section 4.2 regarding disposition of these funds.

Prepared By  
 Governmental Management Services, LLC



**TABLE 5**  
**Cypress Bluff CDD**  
**Assignment of Debt**  
**Allocation 2021 Series Bonds**  
**Series 2021 Assessment Area**

**ACTIVE ADULT LOTS**

Owner (Parcel)	Developable Acres	Units	Series 2021 Bond Principal Assessment	Maximum Debt Per Acre
Del Webb (E-3b)	0.5	2	\$27,677	\$55,354

**RESIDENTIAL LOTS**

Owner (Parcel)	Developable Acres	Units	Series 2021 Bond Principal Assessment	Maximum Debt Per Acre
David Weekley Homes (E-10)	12.3	97	\$1,342,351	\$109,134
David Weekley Homes (E-7c)	5.25	21	\$290,612	\$55,355
Toll Brothers (E-8b)	7	28	\$387,483	\$55,355

Prepared By

Governmental Management Services, LLC

**TABLE 6**  
**Cypress Bluff CDD**  
**Par Debt and Debt Service**  
**Series 2021 Assessment Area**

Development Type :	Number of Planned Units	ERU Factor	Total ERU's	2021 Par Debt	2021 Par Debt per Unit	2021 Annual Net Assessment	Per Unit 2021 Annual Net Assessment	2021 Annual Gross Assessment Per Unit (1)
<b>Residential Single Family:</b>								
Active Adult Lots	2	1.00	2.00	\$ 13,392	\$6,696	\$750	\$ 375	\$ 405
Residential Lots	145	1.00	145.00	\$ 2,006,607	\$13,839	\$112,375	\$ 775	\$ 838
<b>Total</b>	<u>147</u>			<u>\$2,020,000</u>		<u>\$113,125</u>		

As provided in the Master Methodology dated August 20, 2018, all units have an ERU value of 1.0 for Master Infrastructure. However, Active Adult lots are not assigned debt related to Master Recreation, as Active Adult units do not have access to Master Recreation amenities.

(1) include 3.5% collection costs of Duval County and maximum early payment discount of 4%.

Prepared By

Governmental Management Services, LLC

**TABLE 7**  
**Cypress Bluff CDD**  
**Legal Description of**  
**Assessment Lands**  
**In Series 2021 Assessment Area**

<u>Property</u>	<u>Debt Assessment</u>
See Attached Legal	\$2,020,000

1. Attached is a legal description of the initial Series 2021 Assessment Area, which is subject to modification as provided herein.

*B.*

## RESOLUTION 2021-04

### 2019 EXPANSION PARCEL

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS UPON THE EXPANSION PARCEL; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Cypress Bluff Community Development District (“District”) is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“Act”) and was established by Ordinance #2018-335-E of the City Council of the City of Jacksonville, Florida; and

**WHEREAS**, the District previously determined its intent to undertake, install, plan, establish, construct, reconstruct, equip, acquire, operate or maintain certain master infrastructure improvements within the District as described in the *Amended & Restated Improvement Plan* dated July 30, 2018, as revised September 24, 2019 (“Capital Improvement Plan”) attached hereto as **Exhibit A** and incorporated herein by reference, and in order to finance the costs of the Capital Improvement Plan, the District levied and imposed non-ad valorem special assessments pursuant to Chapters 190, 170, and 197, *Florida Statutes*, upon all lands within the District receiving a benefit from the Capital Improvement Plan; and

**WHEREAS**, effective October 28, 2019, the boundaries of the District were amended by Ordinance #2019-599-E of the City Council of the City of Jacksonville, Florida to include approximately 24.19 additional acres of land to those lands within the boundaries of the District (“Expansion Parcel”); and

**WHEREAS**, the Board of Supervisors (“Board”) of the District now hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain such infrastructure improvements set forth in the Capital Improvement Plan; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Capital Improvement Plan by special assessments levied on the benefited lands within the Expansion Parcel (“Assessments”); and

**WHEREAS**, the District hereby determines that the benefit will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the total benefits received by the Expansion Parcel from the Capital Improvement Plan as set forth in the *Amended & Restated Master Assessment Methodology Report*, dated May 25, 2021, attached hereto as **Exhibit B** and incorporated herein by reference and on file at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 (“District Records Office”); and

**WHEREAS**, the lands within the Expansion Parcel benefit from the total Capital Improvement Plan; however, the District only anticipates issuing special assessment bonds in an amount which can be supported by the developable lands within the Expansion Parcel (“Series 2021 Bonds”); and

**WHEREAS**, the District anticipates utilizing the proceeds of the Series 2021 Bonds to reimburse costs previously expended by the developer for recreational improvements within the District as more specifically described in the Capital Improvement Plan (“Improvements”); and

**WHEREAS**, the final Assessments levied and imposed by the District upon the benefitted lands within the Expansion Parcel to pay the costs of the Improvements will be in an amount necessary to secure repayment of the Series 2021 Bonds; and

**WHEREAS**, therefore, the District hereby determines that Assessments to be levied will not exceed the benefit to the property improved; and

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

1. Assessments shall be levied to defray a portion of the cost of the Capital Improvement Plan.
2. The nature and general location of, and plans and specifications for, the Capital Improvement Plan are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Capital Improvement Plan is \$ \_\_\_\_\_ as supplemented by those costs determined to be reimbursable pursuant to the Expansion Parcel Project (“Estimated Cost”).

4. The Assessments will defray costs of approximately \$\_\_\_\_\_ which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the Expansion Parcel, on all lots and lands adjoining and contiguous or bounding and abutting upon the Capital Improvement Plan or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not legally available to the District in any year, or if determined by the District to be in its best interest, with any required consent of bondholders, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll ("Preliminary Assessment Roll").

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Duval County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 25th day of May, 2021.

**ATTEST:**

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairman, Board of Supervisors

**Exhibit A:** *Amended & Restated Improvement Plan* dated July 30, 2018, as revised  
September 24, 2019

**Exhibit B:** *Amended & Restated Master Assessment Methodology Report*, dated May 25,  
2021



# **EXHIBIT A**

# **AMENDED AND RESTATED IMPROVEMENT PLAN**

for the

## **CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

Prepared for

**Board of Supervisors**

**Cypress Bluff Community Development District**

Prepared by

England, Thims & Miller, Inc.  
14775 St. Augustine Road  
Jacksonville, Florida 32258  
904-642-8990

13-102-19

July 30, 2018  
Revised September 24, 2019

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## **BACKGROUND**

The Cypress Bluff Community Development District (CDD) is a ±1,273.9-acre residential development located in Duval County Florida. The authorized land uses within the Cypress Bluff CDD may include conservation and residential development as well as open space and recreational amenities. The full development within the Cypress Bluff CDD boundary will include approximately the number of units listed in Table I.

**TABLE I**  
**CYPRESS BLUFF COMMUNITY**  
**DEVELOPMENT DISTRICT**  
**SUMMARY OF DEVELOPMENT**

<b>TYPE</b>	<b>Estimated Units</b>	<b>Estimated Areas</b>
Residential Development		
➤ Single Family	1,714 units	447.5 acres
➤ Townhomes	110 units	17.6 acres
Road Rights-of-Way	n/a	153.7 acres
Parks and Recreation	n/a	39.7 acres
Wetland/Open Space, Miscellaneous	n/a	615.4 acres
<b>TOTALS</b>		<b>1,273.9 acres</b>

*(Note: Certain land uses may change provided that such changes are consistent with the land use)*

To serve the residents of the Cypress Bluff Community Development District, the District has developed the following Improvement Plan to allow it to fund and construct certain utility, transportation and recreational facilities within the District. The Improvement Plan contained in this report reflects the present intentions of the Cypress Bluff Community Development District. The Improvement Plan may be modified in the future.

The Community Development District area may be served by the improvements listed in the "Summary of Master Infrastructure Costs" in Table II. These improvements include roadway improvements and associated utilities, landscape and irrigation, hardscape, signage, electric, and lighting, as well as recreational facilities that are associated with the Community Development District and a multi-use path along the roadways. In addition to the master infrastructure, there is additional neighborhood infrastructure that will benefit their respective neighborhoods and these costs are shown in Table III. A description and basis of costs for each improvement is included in the body of this report.

Improvements contemplated in this plan comply with requirements set forth in the City of Jacksonville land use and zoning regulations. All improvements will be located in Duval County.

Permitting for the improvements described in this plan is ongoing. The delineation of jurisdictional wetlands for all land within the Cypress Bluff CDD has been surveyed, reviewed and approved by the St. Johns River Water Management District (SJRWMD). The SJRWMD has approved an Environmental Resource Permit #126414 to establish the jurisdictional wetlands, impacts, and overall mitigation plan. The U.S. Army Corps of Engineers (USACE) has issued permit #SAJ-2012-00511.

The City of Jacksonville has issued permits for E-Town Parkway/R.G. Skinner Parkway under CDN 8902.000 and CDN 8902.001. The Florida Department of Environmental Protection (FDEP) has issued permits for the water and sewer mains under permit numbers 0159044.644-DSGP and 0011224-771-DWC respectively. Master utility improvements within this report have been designed consistent with an existing JEA utility service agreement for the development within Cypress Bluff CDD. There is a reasonable expectation that the permits for the balance of the CDD improvements are obtainable, however, all permits are subject to final engineering and permitting.

Cost estimates contained in this report are based upon year 2018 dollars, and have been prepared based on the best available information and in some cases without the benefit of final engineering design or environmental permitting. England, Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based on planning, final engineering and approvals from regulatory agencies.

# **MASTER INFRASTRUCTURE IMPROVEMENTS**

**TABLE II**  
**SUMMARY OF**  
**MASTER INFRASTRUCTURE COSTS**

Improvement Description	Estimated Total CDD Cost
E-Town Pkwy/R.G. Skinner Pkwy Utilities, Landscape, Hardscape, Ancillary Infrastructure and Electric	\$15,968,034
Apex Trail Roadway Utilities, LS/HS, and Electric	\$2,978,550
Axium Road Roadway Utilities, LS/HS, and Electric	\$1,430,000
Master Recreational Improvements	\$7,728,000
Total Master Infrastructure Costs	\$28,104,584

*(Notes: Cost estimates in this report are based upon 2018 dollars.)*

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

E-Town Parkway/R.G. Skinner Parkway is a collector road that will be extending north-south direction through the Cypress Bluff Community Development District boundary. E-Town Parkway will extend from the existing interchange at SR-9B to the existing R.G. Skinner Parkway terminus at Atlantic Coast High School, with the road name changing from E-Town Parkway to R.G. Skinner Parkway at the intersection just southerly of the existing R.G. Skinner Parkway terminus. There may also be a multi-use path along E-Town Parkway/R.G. Skinner Parkway. Roadway construction began early 2018 and is anticipated to be complete in 2019. The roadway Right-of-Way, survey, engineering, permitting, and construction costs of E-Town/R.G. Skinner Roadway will not be funded by the CDD. However, certain infrastructure within and adjacent to the E-Town Parkway/R.G. Skinner Parkway right of way may be funded, designed and constructed by the CDD. These improvements may include utilities, landscape and irrigation, hardscape and signage, electric and lighting, and future signalized intersections. Once completed, E-Town Parkway/R.G. Skinner Parkway will be owned and maintained by the City of Jacksonville.

### **Ancillary Roadway Infrastructure**

The roadway right-of-way, survey, engineering, permitting, and construction costs for the primary thoroughfare of E-Town/R.G. Skinner Parkway will be/have been paid for by the Master Developer and will not be funded or reimbursed by the CDD. However, the CDD 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 Cypress Bluff CDD will be provided with potable water, sanitary sewer, and reuse water services by the Jacksonville Electric Authority (JEA) utility system.

The Cypress Bluff CDD presently intends to fund and construct certain master utility facilities within and adjacent to the District boundary. These facilities include 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 may also be 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 will also run along R.G. Skinner Parkway, however, will not be funded by the Cypress Bluff CDD. These improvements are depicted on Exhibit 5, pages 1-3.

To serve the development per the JEA utility service agreement, it is required to design and construct a booster pump station. The CDD may fund, design, and construct all or part of this booster pump station. 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 CDD 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 CDD 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 CDD boundary.

### **Hardscape and Signage**

The CDD 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.

### **Electric and Lighting**

The electric distribution system thru the Cypress Bluff CDD is currently planned to be underground. The CDD presently intends to fund 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 CDD presently intends to fund the cost to purchase and install the roadway lighting along E-Town Parkway/R.G. Skinner Parkway. These lights will be owned, operated and maintained by the City of Jacksonville after dedication.

## **APEX TRAIL IMPROVEMENTS**

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

### **Utilities**

The Cypress Bluff CDD presently intends to fund 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. These improvements are depicted on Exhibit 5, pages 1-3. 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 CDD may fund 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.

### **Hardscape and Signage**

The CDD may fund 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.

### **Electric and Lighting**

The electric distribution system thru the Cypress Bluff CDD is currently planned to be underground. The CDD presently intends to fund 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 CDD presently intends to fund the cost to purchase and install the roadway lighting along Apex Trail. These lights will be owned, operated and maintained by the City of Jacksonville after dedication.

## **AXIUM ROAD IMPROVEMENTS**

Axium Road is a collector road that will extend from the existing northern roundabout on E-Town Pkwy 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 CDD. Once completed, Axium Road will be owned and maintained by the City of Jacksonville.

### **Utilities**

The Cypress Bluff CDD presently intends to fund 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. These improvements are depicted on Exhibit 5, pages 1-3. 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 CDD may fund 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.

### **Hardscape and Signage**

The CDD may fund 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.

### **Electric and Lighting**

The electric distribution system thru the Cypress Bluff CDD is currently planned to be underground. The CDD presently intends to fund 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 CDD 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 of Jacksonville after dedication.

## **MASTER RECREATIONAL IMPROVEMENTS**

### **MASTER AMENITY CENTER**

The Cypress Bluff CDD presently intends to fund a master amenity center located near the middle of the Cypress Bluff CDD boundary. This amenity center is planned to be the largest within the Cypress Bluff CDD and may serve all of the neighborhoods within the CDD. 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

Individual neighborhoods may also choose to construct their own amenity center(s). Costs for these amenity centers are included in the “Neighborhood Infrastructure” section of this improvement plan.

## **BASIS OF COST ESTIMATES**

The following is the basis for the master infrastructure cost estimates; actual project bid information was used where available:

- Costs utilized for landscaping and signage were obtained from recent historical bids for similar work in this area and are not based on approved plans.
- Signalization may be required as development occurs. Design and construction costs for one signalized intersection have been included.
- Costs for underground electric conduit along R.G. Skinner Parkway have been included.
- Costs for roadway lighting have been included.
- Engineering fees are included in the estimate.
- For the purposes of this report, a 15% contingency factor has been included for master infrastructure (except Apex Trail and Axium Road).
- Costs for Apex Trail based on contractor estimates.
- Costs for Axium Road based on FDOT cost per mile estimates for 2-lane collector.
- Cost estimates included in this report are based upon year 2018 dollars and have been prepared based upon the best available information. England, Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon best available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

## **NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS**

## **CYPRESS BLUFF CDD NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS**

The Cypress Bluff Community Development District presently intends to fund certain neighborhood infrastructure improvements for each neighborhood within the District boundaries. The Neighborhood Infrastructure improvements include construction of the basic infrastructure for each neighborhood, including but not limited to: engineering/permitting, clearing and grubbing, earthwork, collector roadways and associated drainage, underground conduit to facilitate street lighting, landscaping, irrigation, hardscape, neighborhood signage, neighborhood parks, neighborhood amenity centers, sewage pump stations, water/sewer/reuse transmission lines, subdivision roadways and associated drainage located within the road right of way.

The cost estimate for the collector roadways included in the neighborhood infrastructure improvements are based upon a 34 foot pavement width, curb and gutter section roadway, within a 80 foot wide right-of-way. The cost estimate for the subdivision roadways included in the neighborhood infrastructure improvements are based upon a 20 and 24 foot pavement width, curb and gutter section roadway, within a 50 foot wide right-of-way. The clearing, grubbing and earthwork estimates include work necessary for the right-of-way area, and includes utility easements for underground electrical conduit for roadway street lighting. Disturbed areas within the rights-of-way that are outside of the paved areas will be sodded and/or seeded and grassed to provide erosion and sediment control in accordance with City of Jacksonville standards.

Drainage cost estimates included in the neighborhood infrastructure improvements provide for the collection and conveyance of stormwater runoff from the collector and subdivision roadways in accordance with St. Johns River Water Management District and City of Jacksonville standards. Costs include drainage catch basins, inlets, and underground storm piping.

Water and sewer cost estimates included in the neighborhood infrastructure improvements consist of the underground water transmission system and wastewater (sewer) collection system serving the development. Costs include piping, manholes, valves, services, and appurtenances required in order to construct the system in accordance with Florida Department of Environmental Protection and JEA standards.

The neighborhood infrastructure improvements shall be designed and constructed to City of Jacksonville, JEA, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Collector roadways shall be owned and maintained by the City of Jacksonville. Water, sewer, and reuse facilities shall be owned and maintained by JEA. The Cypress Bluff CDD or neighborhood HOA will maintain drainage improvements outside of the public right of ways.

## **Neighborhood Amenity Centers**

Neighborhoods within the CDD may have additional amenity centers to directly serve the individual neighborhoods. These neighborhood amenity centers are typically not as large as the master amenity center. 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
- ▶ Trails
- ▶ Multi-use fields

## **Neighborhood Parks**

Several neighborhood parks may be located throughout each of the neighborhoods within the Cypress Bluff CDD. These parks may be within the subdivisions and may include; tot lots, walking/fitness paths, multi-use fields, etc. The cost of these neighborhood parks is included within the per lot Neighborhood Infrastructure cost in Table III.



**TABLE III**

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT  
SUMMARY OF NEIGHBORHOOD INFRASTRUCTURE COSTS**

Improvement Description	Estimated Units	Estimated Cost
NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS		
• Single Family	1,714 lots	\$65,817,600
• Townhomes	110 lots	\$2,772,000
<b>Neighborhood Infrastructure Total</b>	<b>1,824 lots</b>	<b>\$68,589,600</b>

### **BASIS OF COST ESTIMATES**

The following is the basis for the neighborhood infrastructure cost estimates:

- Neighborhood Infrastructure costs include collector roads, stormwater ponds, neighborhood signage, neighborhood amenity centers, neighborhood parks, sewage pump stations, subdivision roads, clearing, filling, and JEA underground electric. Costs for development were obtained utilizing an estimated engineering and construction cost of \$32,000 per single-family unit and \$21,000 per townhome unit based on recent historical bids for similar work in this area. Cost of \$38,400 per single-family unit and \$25,200 per townhome unit were used in this report to include a 20% contingency to account for unknowns and inflation.
- Water and Sewer Facilities will be designed in accordance with JEA and FDEP standards.
- The engineering and permitting fees have been included in the estimated cost.
- No costs have been included for the acquisition of roadway rights-of-way.
- Cost estimates contained in this report are based upon year 2018 dollars.
- Costs have been included for street lighting and electrical conduit on roadways in accordance with JEA standards, and are included in the roadway portion cost of the estimates.
- Cost estimates have been prepared based upon the best available information, but without the benefit of final engineering design or environmental permitting. England, Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

## **APPENDIX** **Description**

### **Exhibits**

- 1 General Location Map
- 2 Legal Description
- 3 Intentionally Excluded
- 4 Existing Future Land Use
- 5 Utility Exhibits
  - a. Master Water Plan
  - b. Master Waste Water Plan
  - c. Master Reuse Water Plan
- 6 District Facilities and Services
- 7 Cost Estimate Sheet

# Cypress Bluff Community Development District

EXHIBIT 1

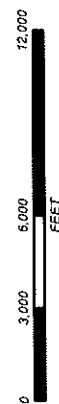
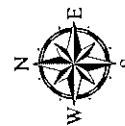
## GENERAL LOCATION

9/24/2019

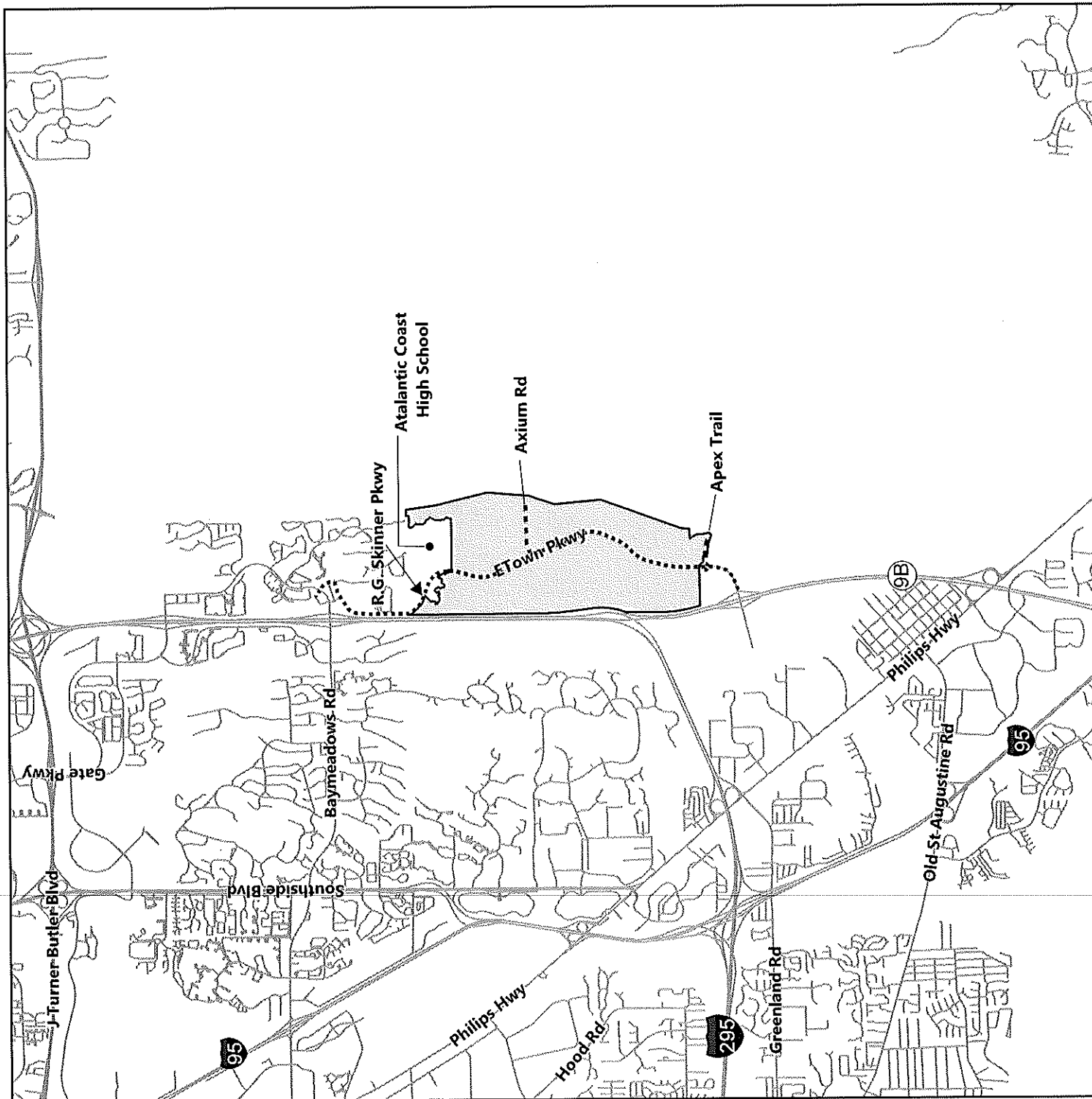
### LEGEND



Amended Cypress Bluff CDD



Source: ETM, Duval County



Revised July 23, 2019

September 1, 2017

E-Town

Page 1 of 5

W.O. No.17-160.01

File No. 124B-22.01A

## Cypress Bluff CDD Parcel

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

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

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

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**Cypress Bluff CDD Parcel (Continued)**

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

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File No. 124B-22.01A

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

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**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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W.O. No.17-160.01

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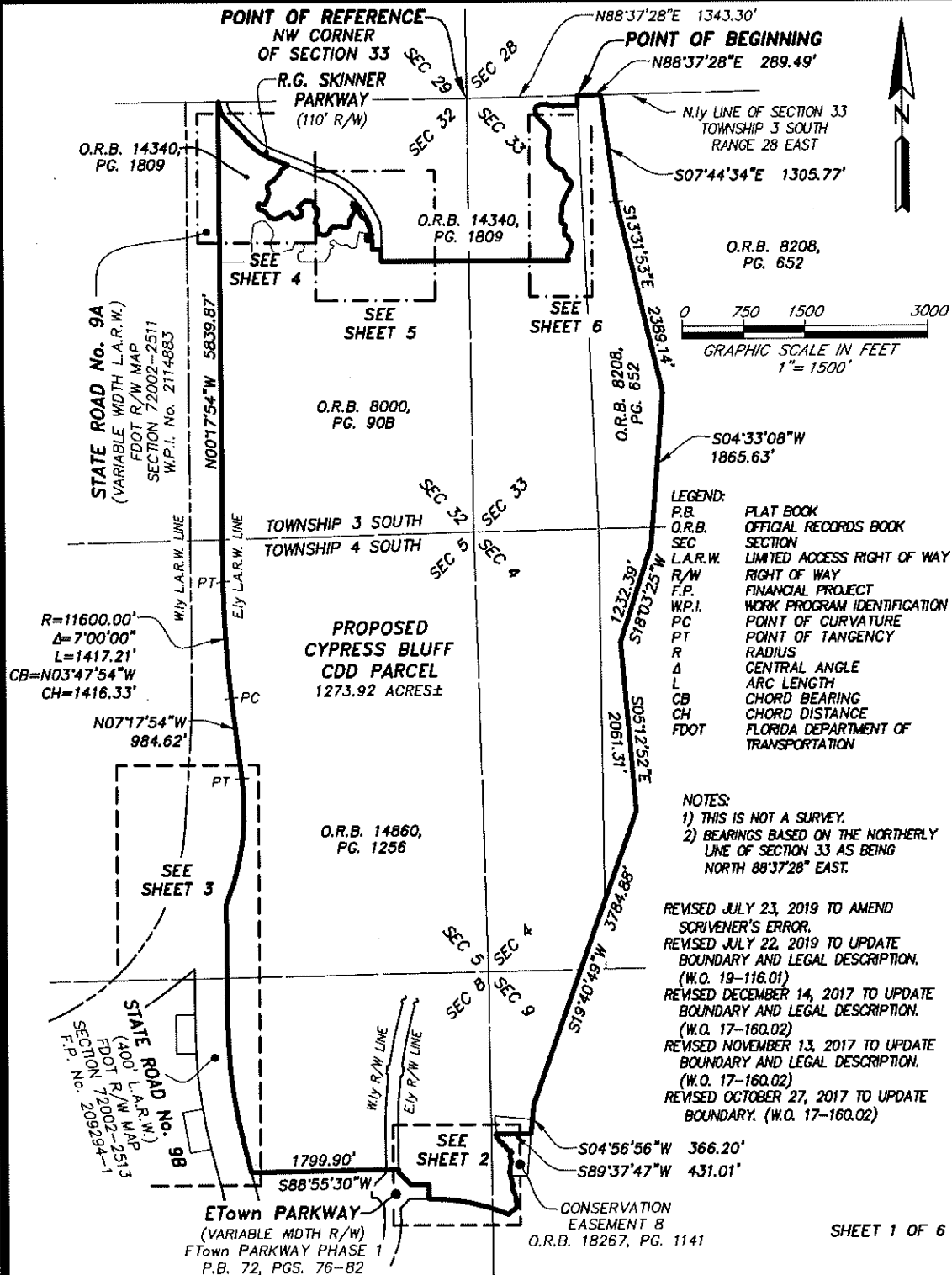
**Cypress Bluff CDD Parcel (Continued)**

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.



Digital Signature  
 By: Damon J.  
 Kelly, PSM

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

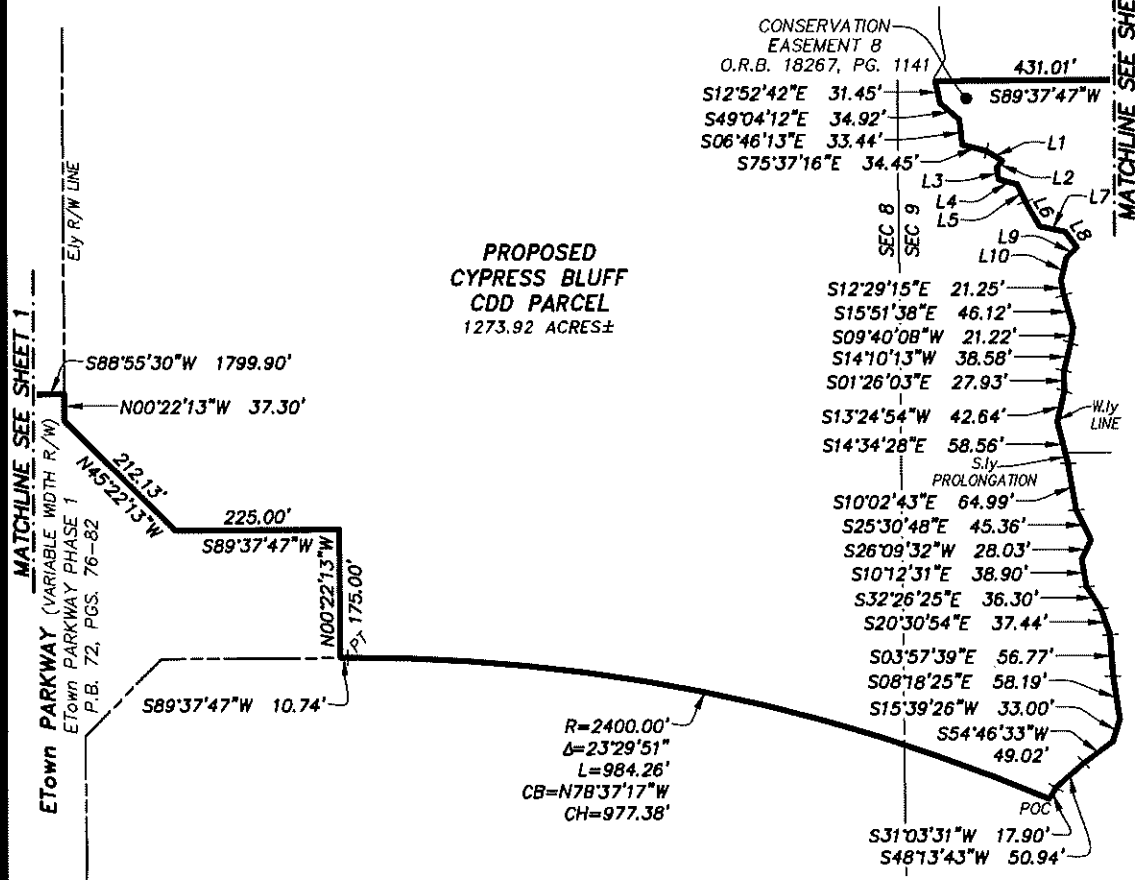
SCALE: 1"=1500'

DATE: SEPTEMBER 1, 2017

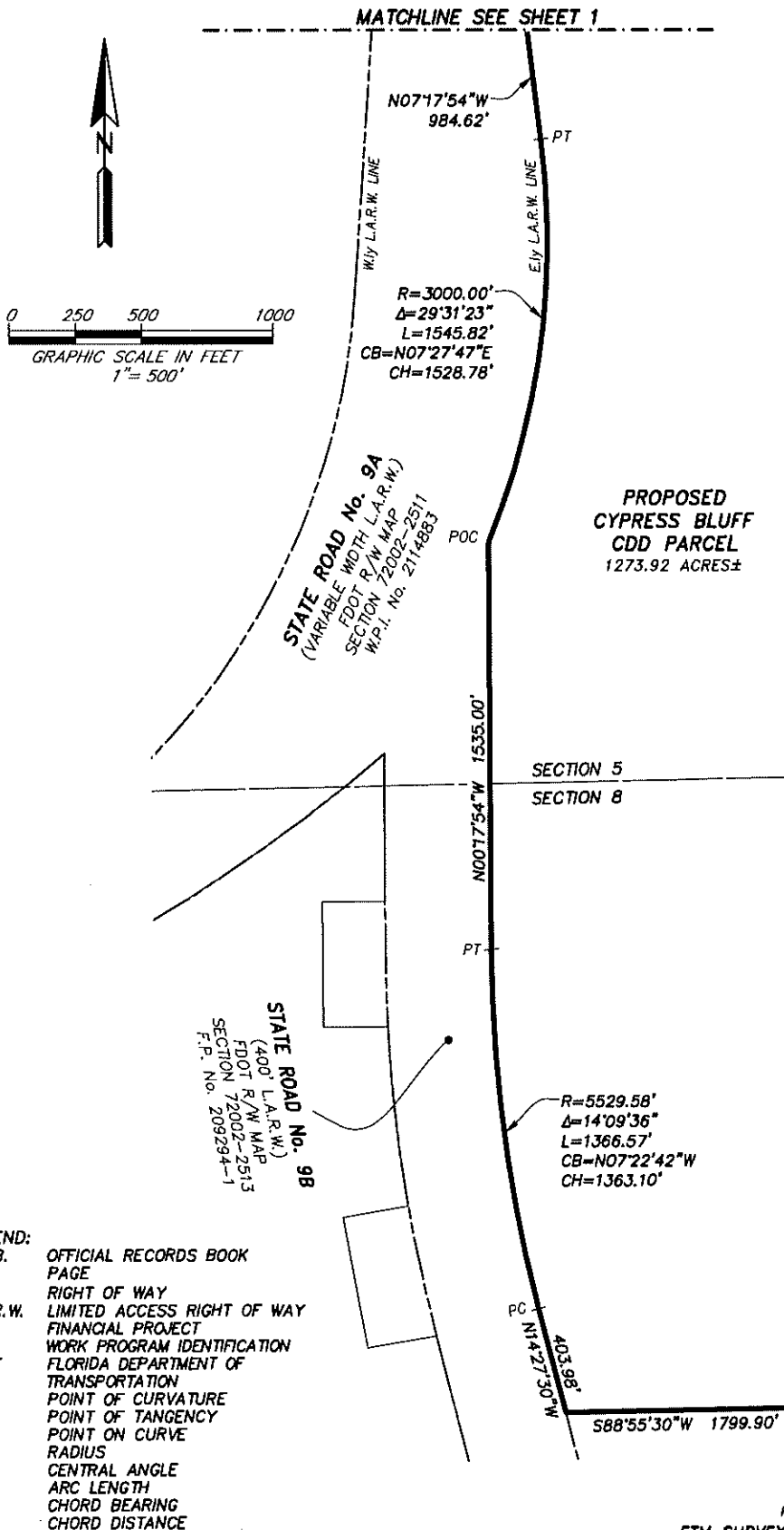
ORDER NO.: 17-160.01 FILE NO.: 124B-22.01A DRAWN BY: ASH/BAC

CAD FILE: F:\Survey\PM\Proj\01\01\Interchange Land\Sketches\E-Town\CDD Parcel Rev3.dwg

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



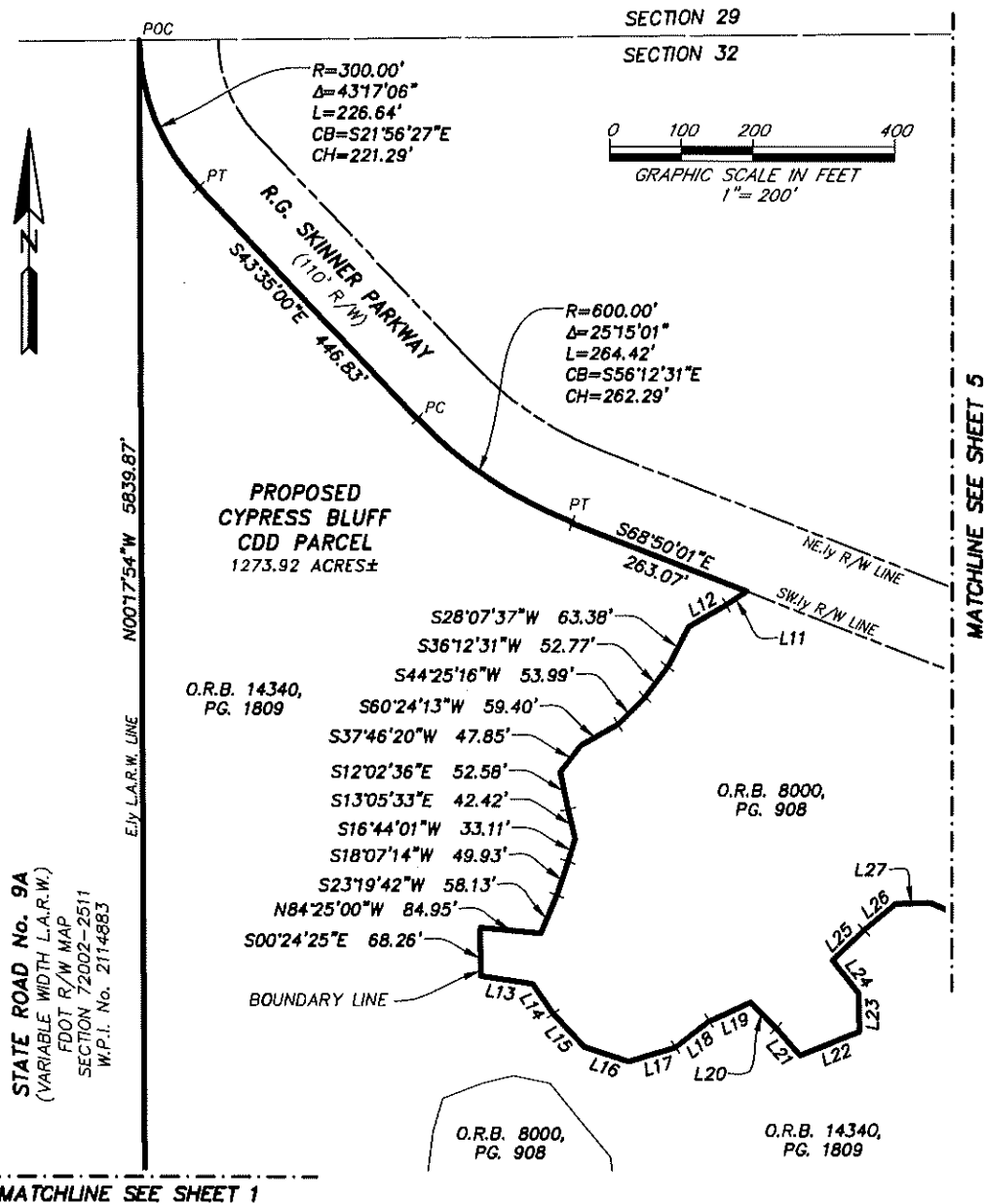
A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



SHEET 3 OF 6  
SEE SHEET 1 FOR NOTES.

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

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



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

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

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

SHEET 4 OF 6  
SEE SHEET 1 FOR NOTES.

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

**PROPOSED  
CYPRESS BLUFF  
CDD PARCEL**  
1273.92 ACRES±

**ADJACENT PROPERTIES:**  
 O.R.B. 8000, PG. 908  
 O.R.B. 14340, PG. 1809  
 O.R.B. 14863, PG. 469  
 O.R.B. 8000, PG. 908

**BOUNDARY AND RIGHT-OF-WAY LINES:**  
 R.G. SKINNER PARKWAY (110' R/W)  
 NE 1/4 R/W LINE  
 SW 1/4 R/W LINE  
 BOUNDARY LINE  
 Sily TERMINUS

**GRAPHIC SCALE:**  
 0 100 200 400  
 GRAPHIC SCALE IN FEET  
 1" = 200'

**MATCHLINES:**  
 MATCHLINE SEE SHEET 4 (Left)  
 MATCHLINE SEE SHEET 6 (Right)

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'

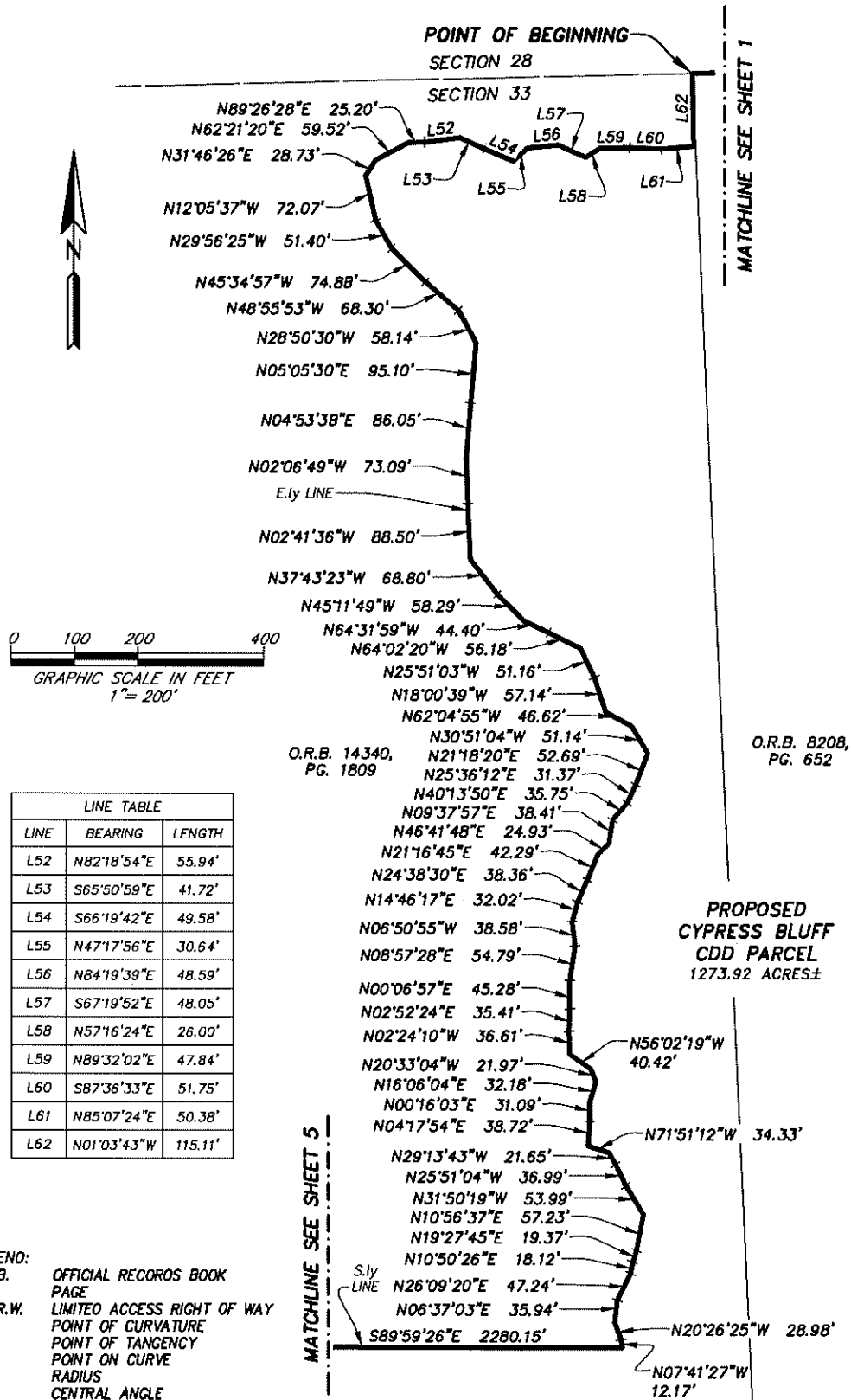
LINE TABLE		
LINE	BEARING	LENGTH
L40	N41°44'07"E	55.91'
L41	S78°01'28"E	36.71'
L42	N76°54'19"E	50.12'
L43	S78°17'09"E	69.51'
L44	N85°04'13"E	33.16'
L45	N35°50'17"E	30.71'
L46	N05°06'56"E	69.39'
L47	N25°14'24"E	59.38'
L48	N36°08'27"E	68.81'
L49	N42°18'11"W	56.04'
L50	N01°48'23"E	43.34'
L51	N89°59'26"W	70.00'

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
L1	TABULATED LINE DATA

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.



# Cypress Bluff Community Development District

EXHIBIT 4

**EXISTING/FUTURE  
LAND USE**

9/24/2019

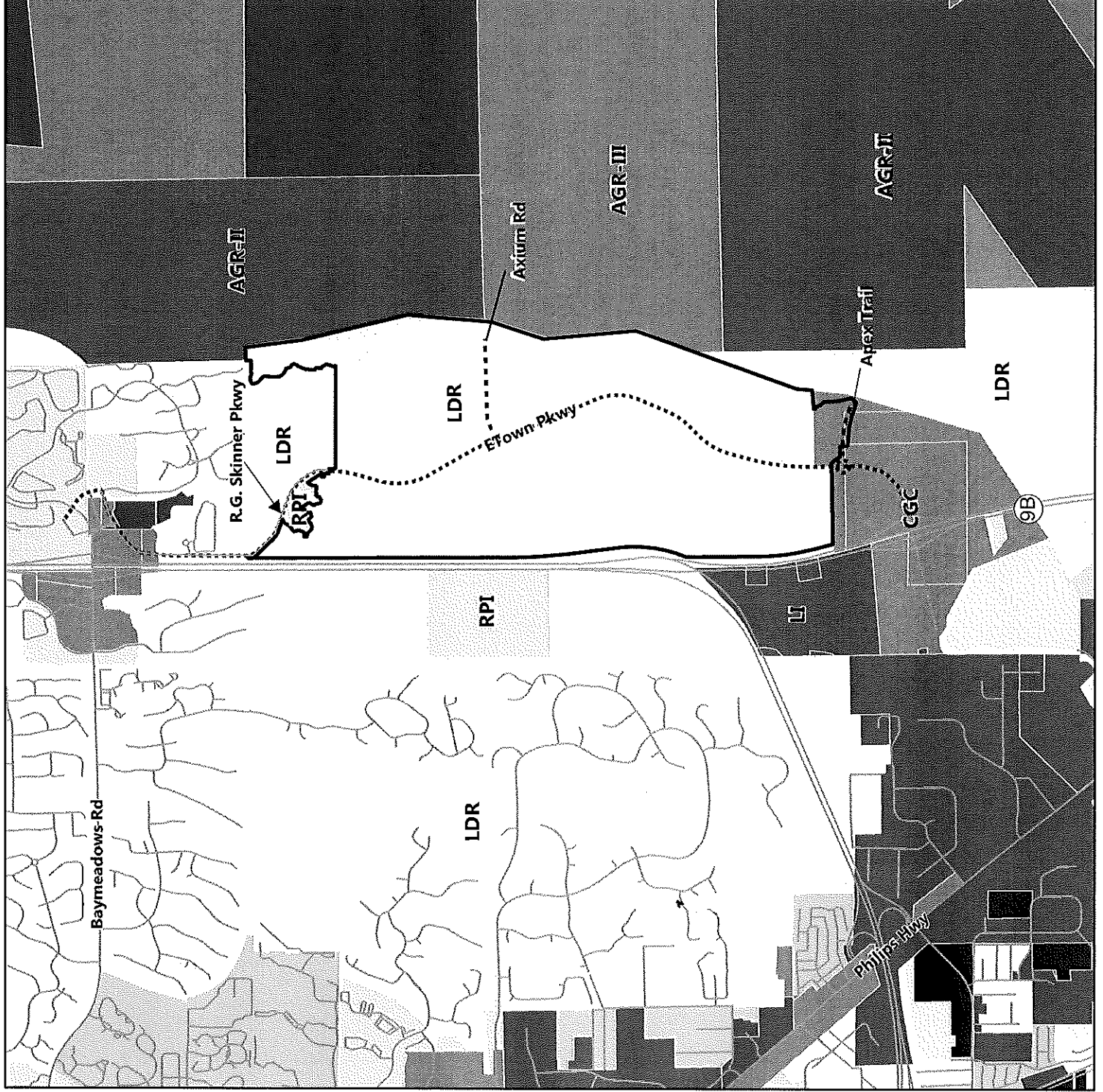
LEGEND



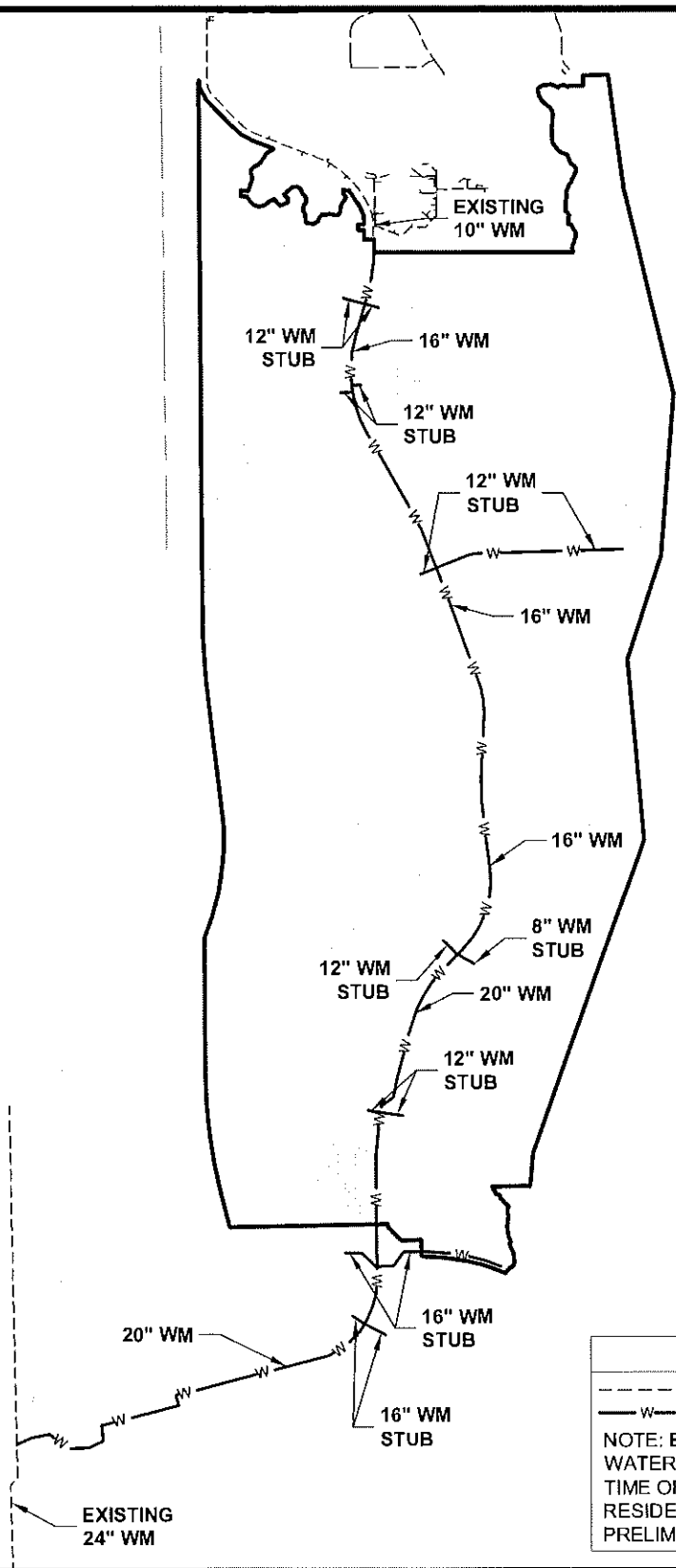
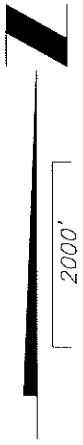
Amended Cypress Bluff CDD



Source: ETM, Duval County







LEGEND	
-----	EXISTING WATER MAINS
—W—	PROPOSED WATER MAINS
NOTE: EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.	



VISION - EXPERIENCE - RESULTS  
ENGLAND - THIMS & MILLER, INC.

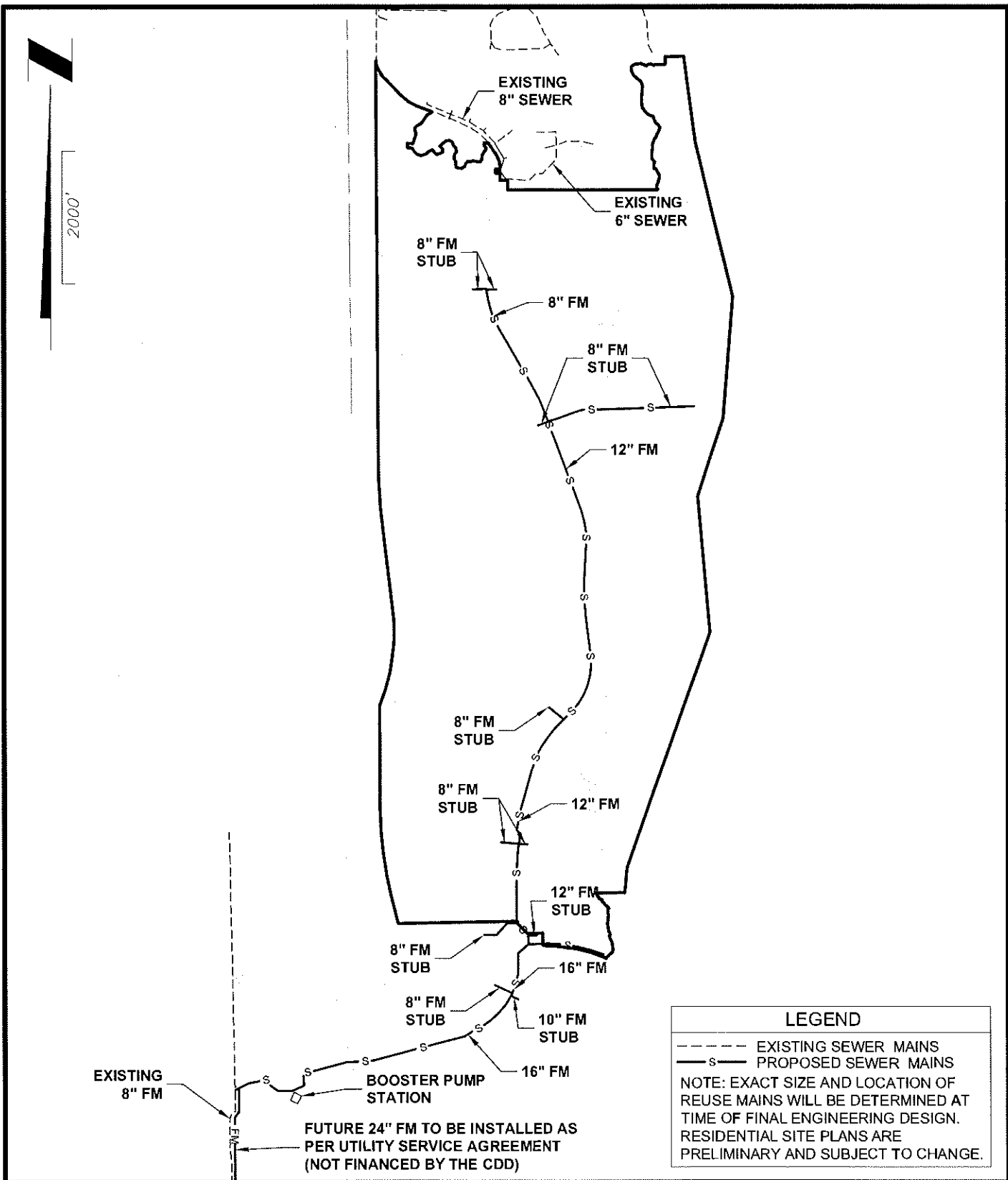
14775 Old St. Augustine Road, Jacksonville, FL 32258  
TEL: (904) 642-8990, FAX: (904) 646-9485  
CA - 00002584 LC - 0000316

## EXHIBIT 5 PAGE 1 OF 3

### MASTER WATER PLAN CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

PLotted: September 24, 2019 - 7:22 AM, BY: Daniel Welch  
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G:\13-102\13-102-26\LandDev\Design\Plots\Exhibits\UTILITY EXHIBITS\UTILITY EXHIBIT\_5.dwg PLOTTED: September 24, 2019 - 7:22 AM, BY: Doriel Welch



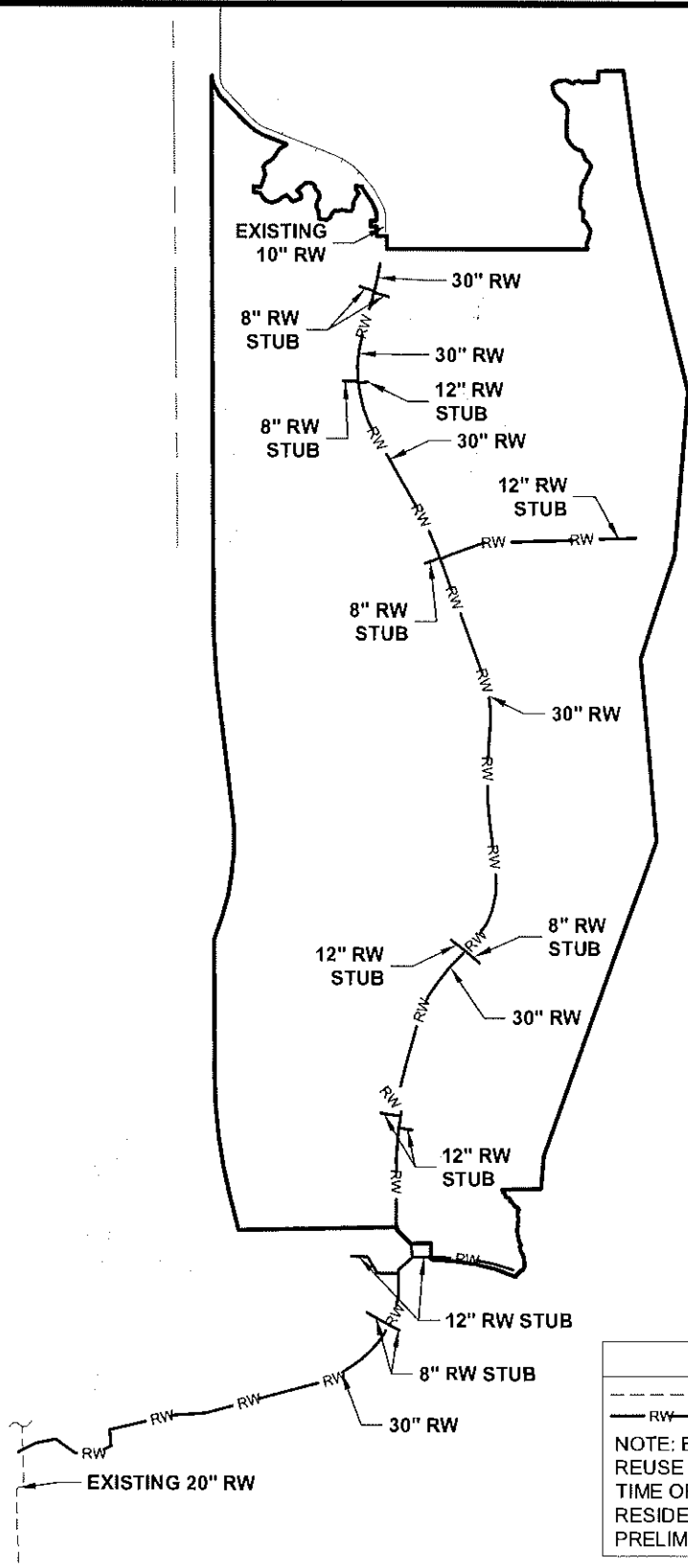
VISION - EXPERIENCE - RESULTS  
ENGLAND - THIMS & MILLER, INC.

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## EXHIBIT 5 PAGE 2 OF 3

### MASTER SANITARY SEWER PLAN CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

G:\13-102\13-102-26\LandDev\Design\Plots\Exhibits\UTILITY EXHIBITS\UTILITY EXHIBIT\_5.dwg PLOTTED: September 24, 2019 - 7:23 AM, BY: Daniel Welch



LEGEND	
-----	EXISTING REUSE MAINS
— RW —	PROPOSED REUSE MAINS
NOTE: EXACT SIZE AND LOCATION OF REUSE MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.	



VISION - EXPERIENCE - RESULTS  
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## EXHIBIT 5 PAGE 3 OF 3

### MASTER REUSE PLAN CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

**EXHIBIT 6**  
**DISTRICT INFRASTRUCTURE IMPROVEMENTS OWNER/MAINTENANCE ENTITY**  
**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

<b>Description of Original Boundary Improvements</b>	<b>Construction Entity<sup>5</sup></b>	<b>Final Owner</b>	<b>Maintenance Entity</b>
E-Town Parkway/R.G. Skinner Parkway Landscape/Irrigation	Developer	COJ/CDD <sup>1</sup>	COJ/CDD <sup>1</sup>
E-Town Parkway/R.G. Skinner Parkway Hardscape/Signage	Developer	COJ/CDD <sup>1</sup>	COJ/CDD <sup>1</sup>
E-Town Parkway/R.G. Skinner Parkway Fencing	Developer	CDD	CDD
E-Town Parkway/R.G. Skinner Electric/Street Lighting	Developer	JEA <sup>4</sup>	JEA <sup>4</sup>
Utilities (Water, Sewer, Electrical, Street Lighting)	Developer	JEA	JEA
Stormwater Systems	Developer	CDD	CDD
Roadway Improvements	Developer	COJ/HOA <sup>2</sup>	COJ/HOA <sup>2,3</sup>
Recreational Improvements	CDD	CDD	CDD
Axium Road Landscape/Irrigation	Developer	COJ/CDD <sup>1</sup>	COJ/CDD <sup>1</sup>
Axium Road Hardscape/Signage	Developer	COJ/CDD <sup>1</sup>	COJ/CDD <sup>1</sup>
Axium Road Electric/Street Lighting	Developer	JEA <sup>4</sup>	JEA <sup>4</sup>

**Notes:**

<sup>1</sup>COJ is expected to operate and maintain the right of way infrastructure; CDD may provide enhanced landscape maintenance through an interlocal agreement with the city.

<sup>2</sup>HOA will be responsible for operation and maintenance of all roadways which COJ will not own (private roads, alleys, etc.) and that are not funded by the CDD.

<sup>3</sup>HOA may provide enhanced maintenance on COJ owned roads.

<sup>4</sup>Funding for electricity provided by COJ.

<sup>5</sup>It is currently the intention of the CDD to acquire E-Town Parkway landscape, irrigation, hardscape, signage, street lighting, electrical, master utilities, and ponds and for the CDD to construct the master recreational improvements including the amenity center. These plans are subject to change.

<b>Description of 2019 Boundary Amendment Additional Improvements</b>	<b>Construction Entity<sup>5</sup></b>	<b>Final Owner</b>	<b>Maintenance Entity</b>
Apex Trail Roadway and Drainage/Stormwater	Developer	COJ/CDD <sup>1</sup>	COJ/CDD <sup>1</sup>
Apex Trail Utilities (Water, Sewer, Reuse)	Developer	JEA	JEA
Apex Trail Landscape/Irrigation	Developer	COJ/CDD <sup>1</sup>	COJ/CDD <sup>1</sup>
Apex Trail Electric/Street Lighting	Developer	JEA <sup>4</sup>	JEA <sup>4</sup>
Neighborhood Roads	Developer	COJ/HOA <sup>2</sup>	COJ/HOA <sup>2,3</sup>
Neighborhood Stormwater	Developer	CDD/HOA <sup>6</sup>	CDD/HOA <sup>6</sup>
Neighborhood Utilities	Developer	JEA	JEA
Neighborhood Recreational Improvements	Developer	CDD/HOA <sup>5</sup>	CDD/HOA <sup>5</sup>

**Notes:**

<sup>1</sup>COJ is expected to operate and maintain the right of way infrastructure; CDD may provide enhanced landscape maintenance through an interlocal agreement with the city.

<sup>2</sup>HOA will be responsible for operation and maintenance of all roadways which COJ will not own (private roads, alleys, etc.) and that are not funded by the CDD.

<sup>3</sup>HOA may provide enhanced maintenance on COJ owned roads.

<sup>4</sup>Funding for electricity provided by COJ.

<sup>5</sup>HOA will be responsible for operation and maintenance of all recreational improvements that are not funded by the CDD.

<sup>6</sup>HOA will be responsible for operation and maintenance of all stormwater improvements that are not funded by the CDD.

COJ = City of Jacksonville

CDD = Community Development District

JEA = Jacksonville Electric Authority

HOA = Home Owners Association

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

**EXHIBIT 7**  
**INFRASTRUCTURE COST AND TIMETABLE ESTIMATE**  
**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

ORIGINAL BOUNDARY INFRASTRUCTURE	Total	Annual Outlay <sup>4</sup>			
		2018	2019	2020	2021
1. E-Town Parkway/R.G. Skinner Parkway Landscape/Irrigation	\$1,035,000	80%	20%		
2. E-Town Parkway/R.G. Skinner Parkway Hardscape/Signage	\$172,500	50%	50%		
3. E-Town Parkway/R.G. Skinner Parkway Fencing	\$949,929	30%	40%	30%	
4. E-Town Parkway/R.G. Skinner Electric/Street Lighting	\$2,587,500	30%	40%	30%	
5. E-Town Parkway/R.G. Skinner Ancillary Infrastructure	\$5,960,000		80%	20%	
6. Utilities (Water, Sewer, Electrical, Street Lighting) <sup>1,2</sup>	\$8,552,305	30%	40%	30%	
7. Stormwater Systems	\$8,033,861	50%	30%	20%	
8. Roadway Improvements	\$30,234,960	30%	40%	30%	
9. Recreational Improvements <sup>3</sup>	\$16,469,400	30%	40%	30%	
10. Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$15,518,180	30%	40%	30%	
11. Axiom Roadway, Drainage, Utilities, Electric, and Lighting	\$1,300,000			50%	50%
12. Axiom Road Engineering, Permitting, Planning, CEI, Etc.	\$130,000			75%	25%
<b>TOTAL COSTS</b>	<b>\$90,943,634</b>				

1. Includes Transmission (Trunk) Water, Sewer (Force Main), and JEA Electric. Costs include Booster Pump Station and Reuse Pump Stations.

2. Reclaimed water improvements will be funded by JEA pursuant to the Master Utility Agreement.

3. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

4. Represents anticipated annual outlay of costs based on anticipated construction timeline.

2019 BOUNDARY AMENDMENT ADDITIONAL INFRASTRUCTURE		Total	2019	2020	2021
1. Apex Trail Roadway, Drn., and Water, Sewer Infrastructure (Master)	\$2,530,000			100%	
2. Apex Trail Landscape/Irrigation (Master)	\$64,800			100%	
3. Apex Trail Electric/Street Lighting (Master)	\$143,750			100%	
4. Apex Trail Engineering, Permitting, Planning, CEI, Etc. (Master)	\$240,000	50%	50%		
5. Neighborhood Infrastructure (roads, stormwater, signage, amenity, parks, utilities, electric, etc.)	\$2,772,000		50%	50%	
<b>TOTAL COSTS</b>	<b>\$5,750,550</b>				

1. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

2. Represents anticipated annual outlay of costs based on anticipated construction timeline.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

*C.*

**RESOLUTION 2021-05**

**2019 EXPANSION PARCEL**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON \_\_\_\_\_, 2021, AT \_\_\_\_\_.M. AT THE \_\_\_\_\_, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY KNOWN AS THE EXPANSION PARCEL WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*.**

**WHEREAS**, the Board of Supervisors of the Cypress Bluff Community Development District (“**Board**”) has previously adopted Resolution 2021-04 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS UPON THE EXPANSION PARCEL; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, in accordance with Resolution 2021-04, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 (“**District Records Office**”).

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

1. There is hereby declared a public hearing to be held at \_\_\_\_\_ .m. on \_\_\_\_\_, 2021, at \_\_\_\_\_, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the District Records Office.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Duval County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 25th day of May, 2021.

**ATTEST:**

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors



*FIFTH ORDER OF BUSINESS*

## RESOLUTION 2021-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cypress Bluff Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 27, 2021

HOUR: 1:30 p.m.

LOCATION: eTown Welcome Center  
11003 E-Town Parkway  
Jacksonville, Florida 32256

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville and Duval County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 25TH DAY OF MAY, 2021.**

ATTEST:

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

***Cypress Bluff***  
Community Development District

**Proposed Budget FY 2022**



# **Cypress Bluff**

## **Community Development District**

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#### **Series 2020 Debt Service Fund**

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#### **Series 2020A Debt Service Fund**

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**Cypress Bluff**  
**Community Development District**  
**General Fund**  
Proposed Operating Budget

<b>Description</b>	<b>Adopted Budget FY2021</b>	<b>Actuals as of 4/30/21</b>	<b>Projected Next 5 Months</b>	<b>Total Projected 9/30/21</b>	<b>Proposed Budget FY2022</b>
<b><u>Revenues</u></b>					
Assessments	\$ 782,618	\$ 730,601	\$ 52,906	\$ 783,506	\$ 882,525
O & M Reserves	\$ 51,724	\$ -	\$ -	\$ -	\$ -
Intererst SBA	\$ -	\$ 420	\$ 300	\$ 720	\$ 1,000
Other Revenues (Event Fees)	\$ -	\$ 1,419	\$ 3,500	\$ 4,919	\$ 10,000
<b>Total Revenues</b>	<b>\$ 834,342</b>	<b>\$ 732,440</b>	<b>\$ 56,706</b>	<b>\$ 789,145</b>	<b>\$ 893,525</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 3,800	\$ 5,800	\$ 9,600	\$ 12,000
FICA Expense	\$ 918	\$ 168	\$ 335	\$ 503	\$ 918
Engineering	\$ 3,000	\$ 1,905	\$ 3,095	\$ 5,000	\$ 5,000
Arbitrage	\$ 800	\$ -	\$ 800	\$ 800	\$ 1,800
Dissemination Agent	\$ 4,000	\$ 2,333	\$ 1,665	\$ 3,998	\$ 4,000
Attorney	\$ 30,000	\$ 10,229	\$ 4,771	\$ 15,000	\$ 15,000
Annual Audit	\$ 8,000	\$ -	\$ 8,000	\$ 8,000	\$ 8,000
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Trustee Fees	\$ 15,000	\$ 12,237	\$ 6,500	\$ 18,737	\$ 19,000
Management Fees	\$ 45,000	\$ 26,250	\$ 18,750	\$ 45,000	\$ 46,800
Information Technology	\$ 2,000	\$ 1,750	\$ 1,250	\$ 3,000	\$ 2,500
Website Maintenance	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,250
Telephone	\$ 5,000	\$ 51	\$ 200	\$ 251	\$ 500
Postage	\$ 500	\$ 693	\$ 600	\$ 1,293	\$ 1,500
Printing & Binding	\$ 6,000	\$ 1,414	\$ 1,250	\$ 2,664	\$ 3,000
Insurance	\$ 5,000	\$ 5,381	\$ -	\$ 5,381	\$ 5,919
Legal Advertising	\$ 5,000	\$ 1,780	\$ 2,220	\$ 4,000	\$ 4,000
Other Current Charges	\$ 5,250	\$ 247	\$ 270	\$ 517	\$ 1,000
Office Supplies	\$ 600	\$ 162	\$ 400	\$ 562	\$ 600
Dues, Licenses & Subscriptions	\$ 325	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 154,393</b>	<b>\$ 73,574</b>	<b>\$ 56,406</b>	<b>\$ 129,980</b>	<b>\$ 137,962</b>

**Cypress Bluff**  
**Community Development District**  
**General Fund**  
Proposed Operating Budget

<b>Description</b>	<b>Adopted Budget FY2021</b>	<b>Actuals as of 4/30/21</b>	<b>Projected Next 5 Months</b>	<b>Total Projected 9/30/21</b>	<b>Proposed Budget FY2022</b>
<b><u>Grounds Maintenance</u></b>					
Pond Maintenance (Water Quality)	\$ 15,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
Landscape Maintenance	\$ 315,000	\$ 159,099	\$ 117,785	\$ 276,884	\$ 285,000
Landscape Contingency	\$ 20,000	\$ 2,557	\$ 22,437	\$ 24,994	\$ 25,000
Pump Maintenance	\$ 3,550	\$ -	\$ 1,725	\$ 1,725	\$ 3,550
Water & Sewer	\$ 20,000	\$ 20,894	\$ 20,000	\$ 40,894	\$ 48,000
Irrigation Repairs	\$ 4,000	\$ 536	\$ 2,000	\$ 2,536	\$ 3,000
Landscape Reserves	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 20,000
Pest Control	\$ -	\$ -	\$ 600	\$ 600	\$ 1,920
Other Repairs and Maintenance	\$ 6,000	\$ 12,560	\$ -	\$ 12,560	\$ 6,000
<b>Total Grounds Maintenance</b>	<b>\$ 393,550</b>	<b>\$ 195,646</b>	<b>\$ 180,547</b>	<b>\$ 376,193</b>	<b>\$ 398,470</b>

**Amenity**

Insurance	\$ 12,500	\$ 23,416	\$ -	\$ 23,416	\$ 33,941
Amenity Manager	\$ -	\$ 40,152	\$ 40,152	\$ 80,304	\$ 102,262
Lifestyle Manager	\$ 40,000	\$ 10,808	\$ 5,560	\$ 16,368	\$ 13,740
Pool Maintenance	\$ 20,000	\$ 4,324	\$ 4,325	\$ 8,649	\$ 8,844
Pool Chemicals	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,500
Facility Attendant	\$ 30,000	\$ 3,706	\$ 45,000	\$ 48,706	\$ 64,360
Janitorial Services	\$ 28,000	\$ 4,958	\$ 4,325	\$ 9,283	\$ 9,830
Refuse	\$ 4,200	\$ 874	\$ 550	\$ 1,424	\$ 1,500
Security and Gate Maintenance	\$ 4,500	\$ 360	\$ 3,600	\$ 3,960	\$ 4,000
Facility Maintenance	\$ 8,000	\$ 3,712	\$ 2,355	\$ 6,067	\$ 18,203
Elevator Maintenance	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000
Electric	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 6,000
Cable and Internet	\$ 5,500	\$ 4,532	\$ 4,250	\$ 8,782	\$ 13,000
Licenses and Permits	\$ 1,475	\$ -	\$ 738	\$ 738	\$ 1,000
Repairs & Maintenance	\$ 5,000	\$ 3,411	\$ 2,000	\$ 5,411	\$ 6,053
Special Events	\$ 3,000	\$ 7,338	\$ 10,500	\$ 17,838	\$ 20,000
Holiday Decorations	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 1,500
Fitness Center R&M	\$ 5,000	\$ 7,344	\$ 2,500	\$ 9,844	\$ 10,000

**Cypress Bluff**  
**Community Development District**  
**General Fund**  
Proposed Operating Budget

<b>Description</b>	<b>Adopted Budget FY2021</b>	<b>Actuals as of 4/30/21</b>	<b>Projected Next 5 Months</b>	<b>Total Projected 9/30/21</b>	<b>Proposed Budget FY2022</b>
Fitness Equipment Rentals	\$ -	\$ 9,606	\$ 10,500	\$ 20,106	\$ 24,360
Reserve for Amenities	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ -
Other Current Charges	\$ 3,000	\$ -	\$ 1,500	\$ 1,500	\$ 3,000
<b>Total Amenity</b>	<b>\$ 199,675</b>	<b>\$ 124,542</b>	<b>\$ 157,105</b>	<b>\$ 281,647</b>	<b>\$ 357,093</b>
<b>Total Expenditures</b>	<b>\$ 747,618</b>	<b>\$ 393,762</b>	<b>\$ 394,058</b>	<b>\$ 787,820</b>	<b>\$ 893,525</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 86,724</b>	<b>\$ 338,677</b>	<b>\$ (337,352)</b>	<b>\$ 1,325</b>	<b>\$ -</b>

Assessments per unit for FY 2022				
Development Type	Number of Units	FY 21-22 O&M Assessments Per Category	FY 21-22 O&M Assessments Per Unit (net)	FY 21-22 O&M Assessments Per Unit (gross) (1)
Active Adult	517	\$168,025	\$325	\$351
Residential	1,429	\$714,500	\$500	\$541
<b>Total Residential</b>	<b>1,946</b>	<b>\$882,525</b>		

(1) Includes provision for the early payment discount of 4% and Duval County collection costs of 3.5%.



# **Cypress Bluff**

## **Community Development District**

### **General Fund Budget**

#### **REVENUES:**

##### **Assessments**

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year. The assessment may either be invoiced directly to the property owner or placed on the Duval County Tax Roll.

##### **Interest SBA**

The District will have all excess funds transferred to the Local Government Surplus Funds Trust fund (Florida PRIME) with State Board of Administration (SBA). The amount is based upon the estimated average balance of funds available during the fiscal year.

##### **Other Revenues**

Income received from resident rental of Rooftop patio, amenity access fobs, fitness class, etc.

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#### **EXPENDITURES:**

##### **Administrative:**

##### **Supervisor Fees & FICA Expense**

Supervisors by Florida statutes are eligible for compensation if elected at \$200/meeting. The costs are reflective of anticipated compensation plus FICA matching.

##### **Engineering Fees**

The District's engineer, England-Thims & Miller, Inc will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

##### **Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2019, 2020 and 2020A Special Assessment Revenue Bonds.

##### **Dissemination**

The District has contracted with GMS, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

##### **Attorney**

The District's legal counsel, Hopping, Green & Sams will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

##### **Annual Audit**

The District is required annually to conduct an audit of its financial records.

##### **Assessment Roll**

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with Duval County while unplatted assessments may be collected directly by District and/or by County Tax Collector.

# **Cypress Bluff**

## **Community Development District**

### **General Fund Budget**

#### **Trustee Fees**

The Trustee at The Bank of New York Mellon administers the District's Series 2019, 2020 and 2020A Special Assessment Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

#### **Management Fees**

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services, LLC ("GMS"). These services are further outlined in Exhibit "A" of the Management Agreement with GMS.

#### **Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### **Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### **Telephone**

Telephone conference costs for District meetings, workshops and committee meetings.

#### **Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

#### **Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### **Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

#### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

#### **Other Current Charges**

Estimated bank charges and any other miscellaneous expenses that incurred during the year.

#### **Office Supplies**

Miscellaneous office supplies.

#### **Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

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#### **Grounds Maintenance:**

#### **Pond Maintenance (Water Quality)**

Estimated costs to maintain ponds in the District.

# Cypress Bluff

## Community Development District

### General Fund Budget

#### **Landscape Maintenance**

The District has contracted with Sun State Nursery & Landscaping Estimated costs related to maintain the common areas of the District.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Sun State Nursery & Landscaping	Landscape Maintenance Ph1	\$6,027	\$72,324
	Landscape Maintenance Ph2	\$14,210	\$170,520
	E-Town Recharge Center	\$3,320	\$39,840
	Contingency	\$193	\$2,316
<b>Total</b>			<b>\$285,000</b>

#### **Landscape Contingency**

Estimated costs for other landscape maintenance incurred by the District.

#### **Pump Maintenance**

Estimated costs related to maintain the irrigation pumps in the District.

#### **Water/Sewer**

Estimated costs for irrigation by the district for water, sewer and irrigation billed by JEA.

<b>Account#</b>	<b>Location</b>	<b>Monthly</b>	<b>Annual</b>
9022570508	10571 E-Town Pkwy	\$3,800	\$45,600
	Contingency	\$200	\$2,400
<b>Total</b>			<b>\$48,000</b>

#### **Irrigation Repairs**

Estimated miscellaneous irrigation maintenance and repair costs.

#### **Landscape Reserves**

For additional landscape services and possible storm cleanup.

#### **Pest Control**

The estimated costs for Turner 's Pest Control to provide monthly pest control services.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Turner Pest Control	Pest Control	\$120	\$1,440
	Contingency	\$40	\$480
<b>Total</b>			<b>\$1,920</b>

#### **Other Repairs and Maintenance**

Estimated costs for other repairs and maintenance incurred by the district.

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#### **Amenity:**

#### **Insurance**

Estimated Property Insurance policy from Florida Insurance Alliance.

# **Cypress Bluff**

## **Community Development District**

### **General Fund Budget**

#### **Amenity Manager**

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

#### **Lifestyle Manager**

The District has contracted with Vesta to provide management Lifestyle management services to assist with special events and room rentals.

#### **Pool Maintenance**

The District has contracted with Vesta to maintain the Amenity swimming pools.

#### **Pool Chemicals**

The District has contracted with Vesta for purchase and delivery of pool chemicals for the maintenance of the Amenity Center swimming pools.

#### **Facility Attendant**

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

#### **Janitorial Services**

The District utilizes the services of Vesta Property Services to provide janitorial services.

#### **Refuse**

This item includes Waste Pro Management picking up trash from the receptacles at the Amenity Center.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Waste Pro	Refuse	\$105	\$1,260
	Contingency	\$20	\$240
<b>Total</b>			<b>\$1,500</b>

#### **Security and Gate Maintenance**

Estimated maintenance costs of the security cameras and gate.

#### **Facility Maintenance**

The District utilizes the services of Vesta Property Services to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

#### **Elevator Maintenance**

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Center elevator

#### **Electric**

Estimated costs for electric billed to the District by FPL.

# Cypress Bluff

## Community Development District

### General Fund Budget

#### **Cable and Internet**

The District has contracted with Comcast for cable and internet in the Amenity Center.

Account#	Location	Monthly	Annual
8495741213305280	10571 E-Town Pkwy (Fitness)	\$528	\$6,339
8495741213305083	10571 E-Town Pkwy (Outdoor)	\$526	\$6,312
	Contingency	\$29	\$349
<b>Total</b>			<b>\$13,000</b>

#### **License and Permits**

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

#### **Repair and Replacements**

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

#### **Special Events**

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

#### **Holiday Decorations**

Represents estimated costs for the District to decorate the Amenity center for the holidays.

#### **Fitness Center R&M**

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Fitness Center.

#### **Fitness Equipment Rentals**

The District has contracted with Macrolease to rent fitness equipment

Vendor	Description	Monthly	Annual
Macrolease	Fitness equipment Rental	\$1,792	\$21,504
	Contingency	\$238	\$2,856
<b>Total</b>			<b>\$24,360</b>

#### **Reserve for Amenities**

Establishment of general reserve to fund future replacement.

#### **Other Current Charges**

Represents miscellaneous costs incurred by the District.

**Cypress Bluff**  
**Community Development District**  
**Series 2019 Debt Service Fund**  
Proposed Budget

Description	Adopted Budget FY2021	Actuals as of 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments	\$ 731,680	\$ 690,732	\$ 38,623	\$ 729,355	\$ 731,682
Assessments-Prepayments	\$ -	\$ 21,968	\$ -	\$ 21,968	\$ -
Interest Income	\$ 2,000	\$ 72	\$ 65	\$ 137	\$ 200
Carry Forward Surplus	\$ 279,812	\$ 312,336	\$ -	\$ 312,336	\$ 266,900
<b>Total Revenues</b>	<b>\$ 1,013,492</b>	<b>\$ 1,025,108</b>	<b>\$ 38,688</b>	<b>\$ 1,063,796</b>	<b>\$ 998,782</b>
<b>Expenditures</b>					
<i>Series 2019</i>					
Interest Expense 11/1	\$ 265,917	\$ 265,917	\$ -	\$ 265,917	\$ 261,417
Special Call 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest 2/1	\$ -	\$ 240	\$ -	\$ 240	\$ -
Special Call 2/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Principal Expense 5/1	\$ 195,000	\$ -	\$ 200,000	\$ 200,000	\$ 210,000
Special Call 5/1	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -
Interest Expense 5/1	\$ 265,917	\$ -	\$ 265,539	\$ 265,539	\$ 261,417
Interest 8/1	\$ -	\$ -	\$ 200	\$ 200	\$ -
Special Call 8/1	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -
<b>Total Expenditures</b>	<b>\$ 726,834</b>	<b>\$ 301,157</b>	<b>\$ 495,739</b>	<b>\$ 796,896</b>	<b>\$ 732,834</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 286,658</b>	<b>\$ 723,951</b>	<b>\$ (457,051)</b>	<b>\$ 266,900</b>	<b>\$ 265,948</b>

11/1/22 Interest Payment \$ 257,479

Assessments per unit for FY 2022

Development Type	Units	Gross Per Unit	Gross Assessments (1)
SF- Active Adult Lots	346	\$405	\$140,130
SF- Residential	777	\$838	\$651,126
Gross Annual Assessment			\$791,256
Less Disc. + Collections 7.5%			(\$59,574)
Net Annual Assessment			\$731,682

(1) include 3.5% collection costs of Duval County and maximum early payment discount

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

<b>Period Ending</b>	<b>Annual Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt</b>	<b>Bond Balance</b>
5/1/21	\$ 200,000		\$ 265,539		\$ 10,825,000
11/1/21			\$ 261,417	\$ 726,956	\$ 10,810,000
5/1/22	\$ 210,000	3.75%	\$ 261,417		\$ 10,600,000
11/1/22			\$ 257,479	\$ 728,896	\$ 10,600,000
5/1/23	\$ 215,000	3.75%	\$ 257,479		\$ 10,385,000
11/1/23			\$ 253,448	\$ 725,928	\$ 10,385,000
5/1/24	\$ 225,000	3.75%	\$ 253,448		\$ 10,160,000
11/1/24			\$ 249,229	\$ 727,678	\$ 10,160,000
5/1/25	\$ 235,000	4.125%	\$ 249,229		\$ 9,925,000
11/1/25			\$ 244,383	\$ 728,612	\$ 9,925,000
5/1/26	\$ 245,000	4.125%	\$ 244,383		\$ 9,680,000
11/1/26			\$ 239,329	\$ 728,712	\$ 9,680,000
5/1/27	\$ 255,000	4.125%	\$ 239,329		\$ 9,425,000
11/1/27			\$ 234,070	\$ 728,399	\$ 9,425,000
5/1/28	\$ 265,000	4.125%	\$ 234,070		\$ 9,160,000
11/1/28			\$ 228,604	\$ 727,674	\$ 9,160,000
5/1/29	\$ 275,000	4.125%	\$ 228,604		\$ 8,885,000
11/1/29			\$ 222,933	\$ 726,537	\$ 8,885,000
5/1/30	\$ 290,000	4.125%	\$ 222,933		\$ 8,595,000
11/1/30			\$ 215,828	\$ 728,760	\$ 8,595,000
5/1/31	\$ 305,000	4.90%	\$ 215,828		\$ 8,290,000
11/1/31			\$ 208,355	\$ 729,183	\$ 8,290,000
5/1/32	\$ 320,000	4.90%	\$ 208,355		\$ 7,970,000
11/1/32			\$ 200,515	\$ 728,870	\$ 7,970,000
5/1/33	\$ 335,000	4.90%	\$ 200,515		\$ 7,635,000
11/1/33			\$ 192,308	\$ 727,823	\$ 7,635,000
5/1/34	\$ 350,000	4.90%	\$ 192,308		\$ 7,285,000
11/1/34			\$ 183,733	\$ 726,040	\$ 7,285,000
5/1/35	\$ 370,000	4.90%	\$ 183,733		\$ 6,915,000
11/1/35			\$ 174,668	\$ 728,400	\$ 6,915,000
5/1/36	\$ 385,000	4.90%	\$ 174,668		\$ 6,530,000
11/1/36			\$ 165,235	\$ 724,903	\$ 6,530,000
5/1/37	\$ 405,000	4.90%	\$ 165,235		\$ 6,125,000
11/1/37			\$ 155,313	\$ 725,548	\$ 6,125,000
5/1/38	\$ 425,000	4.90%	\$ 155,313		\$ 5,700,000
11/1/38			\$ 144,900	\$ 725,213	\$ 5,700,000
5/1/39	\$ 450,000	4.90%	\$ 144,900		\$ 5,250,000

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

<b>Period Ending</b>	<b>Annual Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt</b>	<b>Bond Balance</b>
11/1/39			\$ 133,875	\$ 728,775	\$ 5,250,000
5/1/40	\$ 470,000	5.10%	\$ 133,875		\$ 4,780,000
11/1/40			\$ 121,890	\$ 725,765	\$ 4,780,000
5/1/41	\$ 495,000	5.10%	\$ 121,890		\$ 4,285,000
11/1/41			\$ 109,268	\$ 726,158	\$ 4,285,000
5/1/42	\$ 520,000	5.10%	\$ 109,268		\$ 3,765,000
11/1/42			\$ 96,008	\$ 725,275	\$ 3,765,000
5/1/43	\$ 550,000	5.10%	\$ 96,008		\$ 3,215,000
11/1/43			\$ 81,983	\$ 727,990	\$ 3,215,000
5/1/44	\$ 580,000	5.10%	\$ 81,983		\$ 2,635,000
11/1/44			\$ 67,193	\$ 729,175	\$ 2,635,000
5/1/45	\$ 610,000	5.10%	\$ 67,193		\$ 2,025,000
11/1/45			\$ 51,638	\$ 728,830	\$ 2,025,000
5/1/46	\$ 640,000	5.10%	\$ 51,638		\$ 1,385,000
11/1/46			\$ 35,318	\$ 726,955	\$ 1,385,000
5/1/47	\$ 675,000	5.10%	\$ 35,318		\$ 710,000
11/1/47			\$ 18,105	\$ 728,423	\$ 710,000
5/1/48	\$ 710,000	5.10%	\$ 18,105		\$ -
<b>Total</b>	<b>\$ 10,810,000</b>		<b>\$ 9,094,040</b>	<b>\$ 19,641,474</b>	



**Cypress Bluff**  
**Community Development District**  
**Series 2020 Debt Service Fund**  
Proposed Budget

Description	Adopted Budget FY2021	Actuals as of 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments	\$ 494,601	\$ 452,222	\$ 42,379	\$ 494,601	\$ 494,600
Interest Income	\$ 600	\$ 43	\$ 40	\$ 83	\$ 100
Carry Forward Surplus	\$ 494,601	\$ 494,599	\$ -	\$ 494,599	\$ 312,438
<b>Total Revenues</b>	<b>\$ 989,802</b>	<b>\$ 946,864</b>	<b>\$ 42,419</b>	<b>\$ 989,283</b>	<b>\$ 807,138</b>
<b>Expenditures</b>					
<i>Series 2020</i>					
Interest Expense 11/1	\$ 204,601	\$ 204,601	\$ -	\$ 204,601	\$ 182,244
Principal Expense 11/1	\$ 290,000	\$ 290,000	\$ -	\$ 290,000	\$ 130,000
Interest Expense 5/1	\$ 182,244	\$ -	\$ 182,244	\$ 182,244	\$ 179,709
<b>Total Expenditures</b>	<b>\$ 676,845</b>	<b>\$ 494,601</b>	<b>\$ 182,244</b>	<b>\$ 676,845</b>	<b>\$ 491,953</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 312,957</b>	<b>\$ 452,263</b>	<b>\$ (139,825)</b>	<b>\$ 312,438</b>	<b>\$ 315,185</b>

11/1/22 Interest Payment	\$ 179,709
11/1/22 Principal Payment	\$ 135,000
<b>TOTAL</b>	<b>\$ 314,709</b>

Assessments per unit for FY 2022

Development Type	Number of Units	Gross Per Unit	Gross Assessments (1)
SF- Active Adult Lots	172	\$405.37	\$69,724
SF- Residential	555	\$838.80	\$465,534
<b>Total Gross Assessments</b>			<b>\$535,258</b>
Less Disc. + Collections 7.5%			<b>(\$40,658)</b>

**Cypress Bluff**  
**Community Development District**  
**Special Assessment Revenue Bonds, Series 2020**

Period		Interest		Debt	Annual Debt	Bond
Ending	Principal	Rate	Interest	Service	Service	Balance
5/1/21	-		182,244	182,244	-	7,415,000
11/1/21	130,000	3.90%	182,244	312,244	494,488	7,285,000
5/1/22	-		179,709	179,709	-	7,285,000
11/1/22	135,000	3.90%	179,709	314,709	494,418	7,150,000
5/1/23	-		177,076	177,076	-	7,150,000
11/1/23	140,000	3.90%	177,076	317,076	494,153	7,010,000
5/1/24	-		174,346	174,346	-	7,010,000
11/1/24	145,000	3.90%	174,346	319,346	493,693	6,865,000
5/1/25	-		171,519	171,519	-	6,865,000
11/1/25	150,000	3.90%	171,519	321,519	493,038	6,715,000
5/1/26	-		168,594	168,594	-	6,715,000
11/1/26	155,000	4.35%	168,594	323,594	492,188	6,560,000
5/1/27	-		165,223	165,223	-	6,560,000
11/1/27	160,000	4.35%	165,223	325,223	490,445	6,400,000
5/1/28	-		161,743	161,743	-	6,400,000
11/1/28	170,000	4.35%	161,743	331,743	493,485	6,230,000
5/1/29	-		158,045	158,045	-	6,230,000
11/1/29	175,000	4.35%	158,045	333,045	491,090	6,055,000
5/1/30	-		154,239	154,239	-	6,055,000
11/1/30	185,000	4.35%	154,239	339,239	493,478	5,870,000
5/1/31	-		150,215	150,215	-	5,870,000
11/1/31	190,000	5.00%	150,215	340,215	490,430	5,680,000
5/1/32	-		145,465	145,465	-	5,680,000
11/1/32	200,000	5.00%	145,465	345,465	490,930	5,480,000
5/1/33	-		140,465	140,465	-	5,480,000
11/1/33	210,000	5.00%	140,465	350,465	490,930	5,270,000
5/1/34	-		135,215	135,215	-	5,270,000
11/1/34	220,000	5.00%	135,215	355,215	490,430	5,050,000
5/1/35	-		129,715	129,715	-	5,050,000
11/1/35	235,000	5.00%	129,715	364,715	494,430	4,815,000
5/1/36	-		123,840	123,840	-	4,815,000
11/1/36	245,000	5.00%	123,840	368,840	492,680	4,570,000
5/1/37	-		117,715	117,715	-	4,570,000
11/1/37	255,000	5.00%	117,715	372,715	490,430	4,315,000
5/1/38	-		111,340	111,340	-	4,315,000
11/1/38	270,000	5.00%	111,340	381,340	492,680	4,045,000
5/1/39	-		104,590	104,590	-	4,045,000
11/1/39	285,000	5.00%	104,590	389,590	494,180	3,760,000
5/1/40	-		97,465	97,465	-	3,760,000
11/1/40	295,000	5.00%	97,465	392,465	489,930	3,465,000
5/1/41	-		90,090	90,090	-	3,465,000
11/1/41	310,000	5.20%	90,090	400,090	490,180	3,155,000
5/1/42	-		82,030	82,030	-	3,155,000
11/1/42	330,000	5.20%	82,030	412,030	494,060	2,825,000

**Cypress Bluff**  
**Community Development District**  
**Special Assessment Revenue Bonds, Series 2020**

<b>Period</b>		<b>Interest</b>		<b>Debt</b>	<b>Annual Debt</b>	<b>Bond</b>
<b>Ending</b>	<b>Principal</b>	<b>Rate</b>	<b>Interest</b>	<b>Service</b>	<b>Service</b>	<b>Balance</b>
5/1/43	-		73,450	73,450	-	2,825,000
11/1/43	345,000	5.20%	73,450	418,450	491,900	2,480,000
5/1/44	-		64,480	64,480	-	2,480,000
11/1/44	365,000	5.20%	64,480	429,480	493,960	2,115,000
5/1/45	-		54,990	54,990	-	2,115,000
11/1/45	380,000	5.20%	54,990	434,990	489,980	1,735,000
5/1/46	-		45,110	45,110	-	1,735,000
11/1/46	400,000	5.20%	45,110	445,110	490,220	1,335,000
5/1/47	-		34,710	34,710	-	1,335,000
11/1/47	420,000	5.20%	34,710	454,710	489,420	915,000
5/1/48	-		23,790	23,790	-	915,000
11/1/48	445,000	5.20%	23,790	468,790	492,580	470,000
5/1/49	-		12,220	12,220	-	470,000
11/1/49	470,000	5.20%	12,220	482,220	494,440	-
<b>Total</b>	<b>7,415,000</b>		<b>6,859,263</b>		<b>14,274,263</b>	

**Cypress Bluff**  
**Community Development District**  
**Series 2020A Debt Service Fund (Del Webb)**  
Proposed Budget

Description	Proposed Budget FY2021	Actuals as of 4/30/21	Projected Next 5 Months	Total Projected 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments	\$ 424,880	\$ 423,667	\$ 1,213	\$ 424,880	\$ 424,769
Interest Income	\$ 61	\$ 31	\$ 30	\$ 61	\$ 100
Carry Forward Surplus	\$ 37,806	\$ 37,806	\$ -	\$ 37,806	\$ 138,760
<b>Total Revenues</b>	<b>\$ 462,747</b>	<b>\$ 461,504</b>	<b>\$ 1,243</b>	<b>\$ 462,747</b>	<b>\$ 563,629</b>
<b>Expenditures</b>					
<i>Series 2020A</i>					
Interest Expense 11/1	\$ 37,823	\$ 37,823	\$ -	\$ 37,823	\$ 134,139
Principal Expense 5/1	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 155,000
Interest Expense 5/1	\$ 136,164	\$ -	\$ 136,164	\$ 136,164	\$ 134,139
<b>Total Expenditures</b>	<b>\$ 323,987</b>	<b>\$ 37,823</b>	<b>\$ 286,164</b>	<b>\$ 323,987</b>	<b>\$ 423,279</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 138,760</b>	<b>\$ 423,681</b>	<b>\$ (284,921)</b>	<b>\$ 138,760</b>	<b>\$ 140,350</b>

11/1/22 Interest Payment \$ 132,047

Assessments per unit for FY 2022				
Lot Size	Unit Count	Net Per Unit	Gross Per Unit	Gross Assessments (1)
40'	188	\$669	\$724	\$136,117
50'	199	\$837	\$905	\$180,068
60'	132	\$1,004	\$1,085	\$143,274
Gross Annual Assessment				\$459,459
Less Disc. + Collections 7.5%				(\$34,689)
Net Annual Assessment				\$424,769

(1) include 3.5% collection costs of Duval County and maximum early payment discount of 4%.

**Cypress Bluff  
Community Development District  
Special Assessment Revenue Bonds, Series 2020A**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Service</b>	<b>Bond Balance</b>
5/1/21	150,000	2.70%	136,164	286,164		7,525,000
11/1/21			134,139	134,139	420,304	7,525,000
5/1/22	155,000	2.70%	134,139	289,139		7,370,000
11/1/22			132,047	132,047	421,186	7,370,000
5/1/23	160,000	2.70%	132,047	292,047		7,210,000
11/1/23			129,887	129,887	421,934	7,210,000
5/1/24	165,000	2.70%	129,887	294,887		7,045,000
11/1/24			127,659	127,659	422,546	7,045,000
5/1/25	170,000	2.70%	127,659	297,659		6,875,000
11/1/25			125,364	125,364	423,024	6,875,000
5/1/26	175,000	3.13%	125,364	300,364		6,700,000
11/1/26			122,630	122,630	422,994	6,700,000
5/1/27	180,000	3.13%	122,630	302,630		6,520,000
11/1/27			119,818	119,818	422,448	6,520,000
5/1/28	185,000	3.13%	119,818	304,818		6,335,000
11/1/28			116,927	116,927	421,744	6,335,000
5/1/29	190,000	3.13%	116,927	306,927		6,145,000
11/1/29			113,958	113,958	420,885	6,145,000
5/1/30	200,000	3.13%	113,958	313,958		5,945,000
11/1/30			110,833	110,833	424,791	5,945,000
5/1/31	205,000	3.63%	110,833	315,833		5,740,000
11/1/31			107,118	107,118	422,951	5,740,000
5/1/32	210,000	3.63%	107,118	317,118		5,530,000
11/1/32			103,311	103,311	420,429	5,530,000
5/1/33	220,000	3.63%	103,311	323,311		5,310,000
11/1/33			99,324	99,324	422,635	5,310,000
5/1/34	230,000	3.63%	99,324	329,324		5,080,000
11/1/34			95,155	95,155	424,479	5,080,000
5/1/35	235,000	3.63%	95,155	330,155		4,845,000
11/1/35			90,896	90,896	421,051	4,845,000
5/1/36	245,000	3.63%	90,896	335,896		4,600,000
11/1/36			86,455	86,455	422,351	4,600,000
5/1/37	255,000	3.63%	86,455	341,455		4,345,000
11/1/37			81,833	81,833	423,288	4,345,000
5/1/38	265,000	3.63%	81,833	346,833		4,080,000
11/1/38			77,030	77,030	423,863	4,080,000
5/1/39	275,000	3.63%	77,030	352,030		3,805,000
11/1/39			72,046	72,046	424,076	3,805,000
5/1/40	285,000	3.63%	72,046	357,046		3,520,000
11/1/40			66,880	66,880	423,926	3,520,000
5/1/41	295,000	3.80%	66,880	361,880		3,225,000
11/1/41			61,275	61,275	423,155	3,225,000
5/1/42	305,000	3.80%	61,275	366,275		2,920,000
11/1/42			55,480	55,480	421,755	2,920,000
5/1/43	320,000	3.80%	55,480	375,480		2,600,000
11/1/43			49,400	49,400	424,880	2,600,000
5/1/44	330,000	3.80%	49,400	379,400		2,270,000
11/1/44			43,130	43,130	422,530	2,270,000
5/1/45	345,000	3.80%	43,130	388,130		1,925,000
11/1/45			36,575	36,575	424,705	1,925,000

**Cypress Bluff  
Community Development District  
Special Assessment Revenue Bonds, Series 2020A**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Debt Service</b>		<b>Annual Service</b>	<b>Bond Balance</b>
5/1/21	150,000	2.70%	136,164	286,164			7,525,000
5/1/46	355,000	3.80%	36,575	391,575			1,570,000
11/1/46			29,830	29,830	421,405	421,405	1,570,000
5/1/47	370,000	3.80%	29,830	399,830			1,200,000
11/1/47			22,800	22,800	422,630	422,630	1,200,000
5/1/48	385,000	3.80%	22,800	407,800			815,000
11/1/48			15,485	15,485	423,285	423,285	815,000
5/1/49	400,000	3.80%	15,485	415,485			415,000
11/1/49			7,885	7,885	423,370	423,370	415,000
5/1/50	415,000	3.80%	7,885	422,885			
11/1/50					422,885	422,885	
<b>7,675,000</b>			<b>5,006,503</b>	<b>12,681,503</b>	<b>12,681,503</b>		

## *SIXTH ORDER OF BUSINESS*

*B.*



**FORM OF REQUISITION  
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2020**

**Series 2020 Acquisition and Construction Account  
Sold Parcels Account**

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: **6**

(B) Name of Payee: **Hopping Green & Sams  
119 S. Monroe Street, Suite 300  
Tallahassee, FL 32314**

(C) Amount Payable: **\$951.20**

(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 Consulting Services related to Project Construction - Invoice 119516**

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

(F) Fund or Account from which disbursement to be made:  
**Series 2020 Acquisition and Construction Account  
Sold Parcels Account**

The undersigned hereby certifies that:

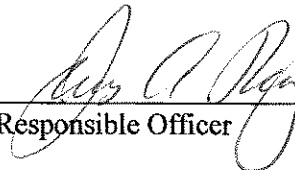
1. obligations in the stated amount set forth above have been incurred by the Issuer;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.


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

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

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

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

  
Consulting Engineer

April 22, 2021

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

December 31, 2020

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

Bill Number 119516  
Billed through 11/30/2020

## Del Webb/Pulte - Neighborhood Construction

CBCDD 00106 KSB

### FOR PROFESSIONAL SERVICES RENDERED

11/03/20	KEM	Prepare phase 2 utilities acquisition documents.	0.30 hrs
11/10/20	KEM	Review fully executed acquisition and requisition documents; record deed and easement.	0.70 hrs
11/12/20	KSB	Review status of utility conveyance.	0.30 hrs
11/12/20	KEM	Prepare phase 2 utilities acquisition documents.	0.70 hrs
11/13/20	KSB	Review correspondence regarding acquisition.	0.20 hrs
11/16/20	KEM	Review recorded deed and easement.	0.40 hrs
11/22/20	KEM	Review executed acquisition documents; prepare executed requisition.	0.50 hrs
11/23/20	KSB	Review acquisition package; confer with district engineer.	1.40 hrs
Total fees for this matter			\$847.50

### DISBURSEMENTS

Recording Fees	103.70
Total disbursements for this matter	\$103.70

### MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	2.60 hrs	125 /hr	\$325.00
Buchanan, Katie S.	1.90 hrs	275 /hr	\$522.50

TOTAL FEES	\$847.50
TOTAL DISBURSEMENTS	\$103.70

TOTAL CHARGES FOR THIS MATTER **\$951.20**

### BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	2.60 hrs	125 /hr	\$325.00
Buchanan, Katie S.	1.90 hrs	275 /hr	\$522.50

=====	
TOTAL FEES	\$847.50
TOTAL DISBURSEMENTS	\$103.70
-----	
<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$951.20</b>

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

*D.*

*1.*



**COMMUNITY MANAGER REPORT 5/25/21**  
**SUBMITTED BY MARCY POLLICINO**



**ReCHARGE UPDATE:**

No updates at this time.

Transaction Report on following page. The Transaction Report will encompass all charges and refunds for both March and April 2021.

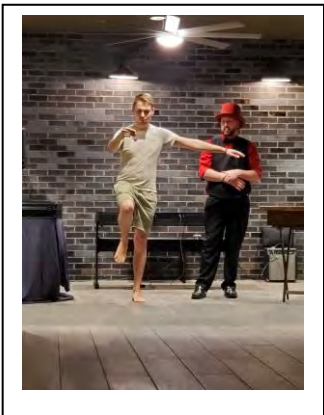
CHARGED ON	TRANSACTION AMOUNT	TRANSACTION NOTES	REFUNDED AMOUNT
3/1/2021	\$40	You are purchasing 1 ticket for Yoga Class	\$40
3/1/2021	\$50	Deposit for Rooftop rental on 3/27 from 2-5:30pm.	\$50
3/5/2021	\$40	You are purchasing 1 ticket for Yoga Class	\$0
3/5/2021	\$40	You are purchasing 1 ticket for Yoga Class	\$0
3/5/2021	\$40	You are purchasing 1 ticket for Yoga Class	\$0
3/8/2021	\$50	Deposit for May 1st pool deck rental from 2-5:30pm.	\$50
3/8/2021	\$50	Deposit for 4/25 pool deck rental from 2-5:30pm.	\$50
3/9/2021	\$50	Deposit for Rooftop Rental on 4/10 from 10am-1:30pm.	\$50
3/11/2021	\$50	Deposit for July 10, 2021 pool deck rental from 10am-1:30pm.	\$0
3/11/2021	\$50	Deposit for pool deck rental on May 21, 2021 from 2-5:30pm.	\$0
3/11/2021	\$20	You are purchasing 2 tickets for Wind Down Wednesday Mixology Class	\$0
3/12/2021	\$50	Deposit for Rooftop Rental on May 1, 2021 from 2-5:30pm.	\$50
3/15/2021	\$50	Deposit for 3/16 rooftop patio rental from 2-5:30pm.	\$0
3/23/2021	\$50	Deposit for 6/5/21 pool deck rental from 10am-1:30pm.	\$0
3/25/2021	\$100	Rental fee for Rooftop Patio on 3/27 from 2-5:30pm.	\$0
3/25/2021	\$20	You are purchasing 2 tickets for Wind Down Wednesday Mixology Class	\$0
3/25/2021	\$10	You are purchasing 1 ticket for Wind Down Wednesday Mixology Class	\$0
3/29/2021	\$50	Deposit for Rooftop rental on 3/27 from 2-5:30pm.	\$0
3/30/2021	\$100	Deposit for rooftop patio and pool deck rental on 4/24.	\$100
3/31/2021	\$20	You are purchasing 2 tickets for Wind Down Wednesday Mixology Class	\$0
4/2/2021	\$40	Key fob purchase.	\$0
4/5/2021	\$10	You are purchasing 1 ticket for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$20	You are purchasing 2 tickets for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$20	You are purchasing 2 tickets for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$20	You are purchasing 2 tickets for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$20	You are purchasing 2 tickets for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$10	You are purchasing 1 ticket for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$20	You are purchasing 2 tickets for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$20	You are purchasing 2 tickets for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$10	You are purchasing 1 ticket for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$10	You are purchasing 1 ticket for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$40	You are purchasing 4 tickets for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$20	You are purchasing 2 tickets for Wind Down Wednesday Mixology Class	\$0
4/5/2021	\$10	You are purchasing 1 ticket for Wind Down Wednesday Mixology Class	\$0
4/6/2021	\$10	You are purchasing 1 ticket for Wind Down Wednesday Mixology Class	\$0
4/7/2021	\$20	Mixology Class-2 people	\$0
4/7/2021	\$20	Mixology Class- 2 people	\$0
4/8/2021	\$100	Rooftop Rental Fee for 4/9/21.	\$0
4/8/2021	\$100	Rooftop Rental Fee for 4/10.	\$100
4/12/2021	\$50	Deposit for Rooftop Rental on 4/10 from 10am-1:30pm. Thank you!	\$0
4/12/2021	\$50	Deposit for Rooftop Rental.	\$50
4/12/2021	\$50	Rooftop Rental	\$0
4/13/2021	\$100	Rooftop Rental Fee for 4/10.	\$0
4/13/2021	\$50	May 16th Rental Fee for Rooftop Patio.	\$0
4/15/2021	\$50	Pool deck rental 5/2.	\$50
4/22/2021	\$300	Rooftop Rental and 2 Pool Deck Rentals	\$0
4/22/2021	\$50	Deposit for Rooftop Rental.	\$0
4/23/2021	\$100	Rooftop Rental fee.	\$0
4/26/2021	\$50	8/7/21 Pool Deck Rental Fee.	\$0
4/26/2021	\$100	Deposit for rooftop patio and pool deck rental on 4/24.	\$0
4/26/2021	\$50	Deposit for 4/25 pool deck rental from 2-5:30pm. Thank you!	\$0
4/28/2021	\$50	Rooftop Rental 5/22 2-5:30pm.	\$0
4/29/2021	\$100	Rental fee for rooftop patio on 5/1 from 2-5:30pm.	\$0
4/29/2021	\$100	Payment for the pool deck rental on 5/1 from 2-5:30pm.	\$0
4/29/2021	\$100	Pool deck rental for 5/2 from 2-5:30pm.	\$0
GRAND TOTAL	\$2,800		\$590



**EVENTS UPDATE:**

**Food Truck Friday Featuring The Professional Liars**

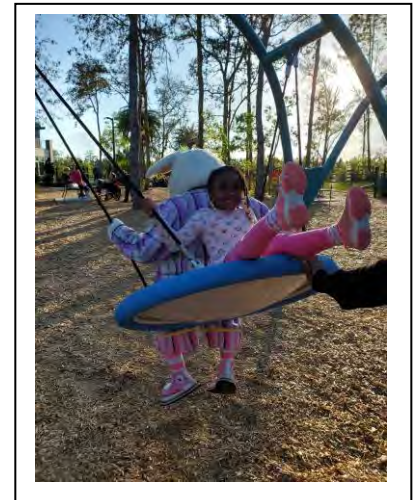
We switched things up for Food Truck Friday and offered an adult magic/comedy on the rooftop patio. 40-50 residents attended. All had a hilarious time!



**Spring Magic Event**

Families were able to visit with the Easter bunny and then participate in a mini Easter egg hunt. Afterwards, magician Mark Alan performed on the event lawn. 150+ residents attended.





### Wind Down Wednesday Mixology Class

This event was held on the Rooftop Patio. 30 residents participated. This event sold out! Residents were charged \$10 to attend to help cover costs to make a Blue Hawaiian and Tequila Sunrise (drink). Another class has already been requested!



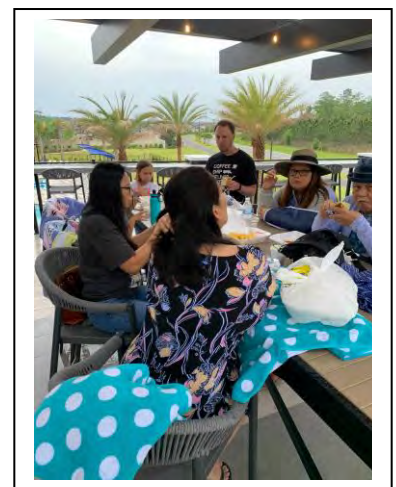
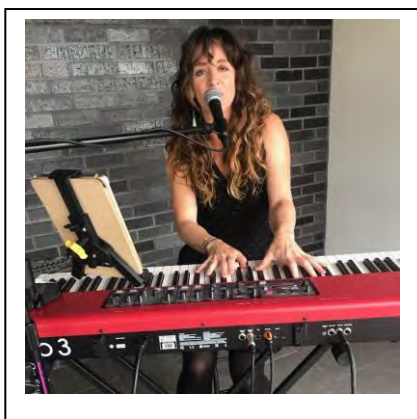
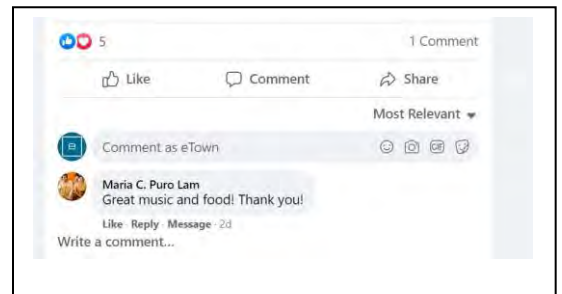
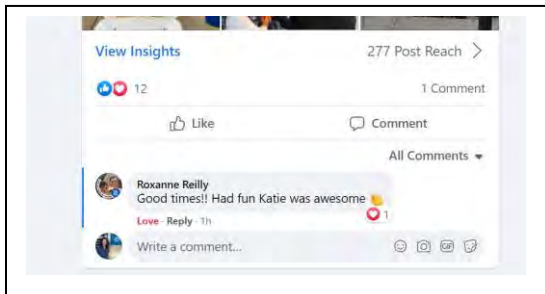


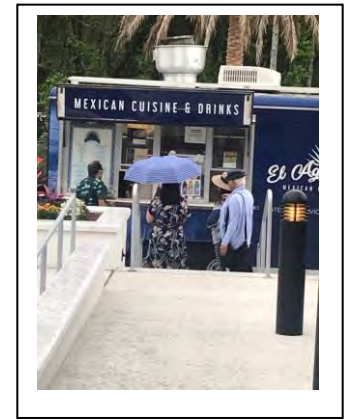


### April Food Truck Friday

This event was held on the Rooftop Patio. 40 residents participated. Residents were serenaded by pianist Katie Fair and enjoyed dinner from the El Agave Azul food truck. Despite the rainy weather the resident's spirits were high and everyone had a great time!

Great reaction on social:





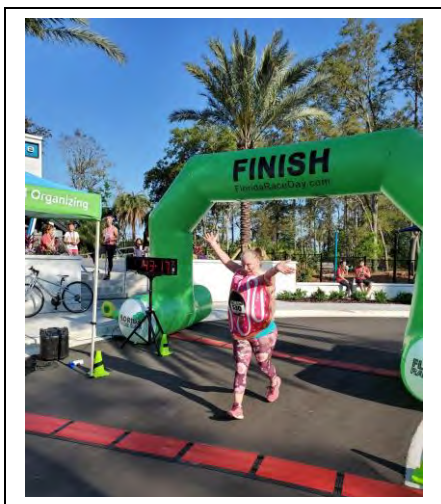
## Donut Run 5K

This event was open to the public and sold out at 250 participants! A land share agreement was enforced between the CDD and the racing vendor. \$800 was donated back to the CDD from this event. Participants had the option to run/walk a 5k or a 1 mile fun run. Everyone received a t-shirt, medal and two donuts from The Donut Experiment in St. Augustine.

Great reaction from residents on social:



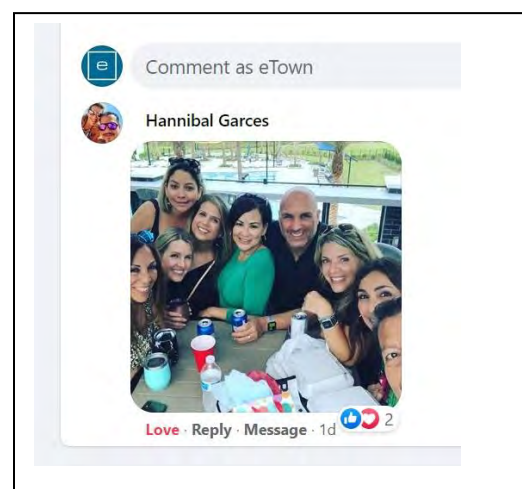




### Wind Down Wednesday/Cinco de Mayo Celebration

40-50 residents came out to celebrate May 5<sup>th</sup> with us this year! Chubby Burrito food truck was on site with musical Latin/American duo Pinedas. Pinedas did an excellent job keeping spirits up and the party hopping! Residents were up and dancing!

Great reaction from residents on social:





## Mom's Night Out

25-30 residents came out to listen to music by Rebecca Day on the Rooftop Patio and enjoy dinner from Pie 95.

Great reaction to the food truck on social:





**May Events:** On deck: Food Truck Friday and Memorial Day

**June Events:** Wind Down Wednesday (Adult Only Pool Time), Poolside Trivia, Ice Cream Truck Poolside, DJ Summer Nights  
Food Truck Friday, Donuts for Dad and Tropical Rock Band Poolside

**ACTION ITEMS:**

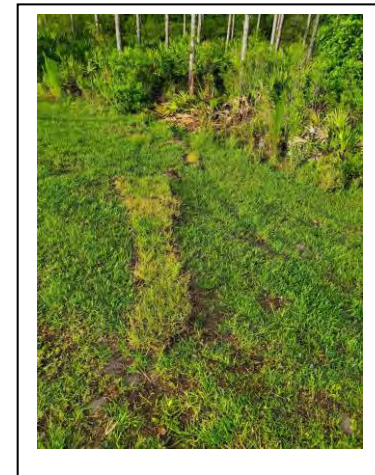
1. Dog park landscaping proposal for the up trim.
2. Dog park to preserve fence proposal.





## **LANDSCAPE REPORT:**

1. The grass on the roundabouts has been heavily fertilized. This has resulted in the strong green color.
2. Weeds are being sprayed and picked at ReCHARGE.
3. Mulch will be touched up at ReCHARGE.
4. Plants will be replaced at ReCHARGE that were lost due to cold winter temps.
5. The palm trees at ReCHARGE will be trimmed.
6. The sod was replaced due to an accident near Kettering/Edison entrance.

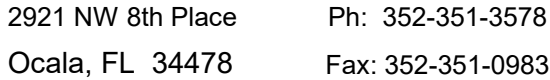




7. Sod and light pole were repaired at the HUB roundabout due to a car accident:



2.



Date	Quote #
2/17/2021	20963

Customer			Deliver To / Pick Up From Location		
Cypress Bluff Community Development Dist. 475 W Town Place STE 114 St. Augustine, FL 32092			eTown Dog park 10571 eTown Parkway Jacksonville, FL 32256		
Terms		Ship Via	Lead Time	Rep	Project / Job
15 day net Trust			4 weeks.	TED	
Line	Item	Description	Qty	Price	Total
		Dog Park add on			
1	FENCE	Dog Fence Jerith Patriot 2-Rail 4' H steel Architectural 6 Ga. Includes powdercoat Black Per LF Section; 48" x 6' W Post; 2" Posts w/ Flat Cap Powder coated Black	50	29.00	1,450.00T
2	FENCE	Gate 10' W x 4' H Double Gate made of Jerith Patriot Post: 3" with flat cap Hinges: TruClose black Latch: MagnaLatch black Drop Rods: SS black Gate Stop	1	1,600.00	1,600.00T
3	INTALLATION FE...	Installation Charges for Fence Jerith Patriot	50	8.00	400.00
4	INTALLATION FE...	Installation Charges for Gate	1	120.00	120.00
5	Mobilization	Mobilization	1	200.00	200.00T
			<b>Subtotal</b> <b>\$3,770.00</b>		
			<b>Sales Tax (0.0%)</b> <b>\$0.00</b>		
<b>Signature</b>			<b>Total</b> <b>\$3,770.00</b>		



**SUN  
STATE**  
NURSERY &  
LANDSCAPING, INC.

---

Cypress Bluff CDD / E-Town Recharge Center  
11003 eTown Parkway  
Jacksonville, FL 32256  
Attn: Marcy Pollicino

**RE: Dog Park Underbrush clean-up and touch up mulch**  
**Date: 03/12/2021**

**PROPOSAL**

**Landscaping:**

Underbrush clearing of all palmetto bushes and re mulching under trimmed palmettos.

**TOTAL      \$ 2,716.89**

---

Talmadge Griffin  
General Manager of Maintenance

---

Manager Signature

## *SEVENTH ORDER OF BUSINESS*

*A.*

# Cypress Bluff

## Community Development District

Unaudited Financial Reporting  
April 30, 2021



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6-8	<u>Debt Service Income Statement</u>
9	<u>Capital Projects Income Statement</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>



**Cypress Bluff**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2021**

**Governmental Fund Types**

	<b><u>General</u></b>	<b><u>Debt Service</u></b>	<b><u>Capital Projects</u></b>	<b><u>Totals (Memorandum Only)</u></b>
<b><u>Assets:</u></b>				
Cash	\$333,406	---	---	\$333,406
Due from Developer	\$27,145	---	---	\$27,145
Investments:				
<b><i>Series 2019</i></b>				
Reserve	---	\$365,840	---	\$365,840
Revenue	---	\$661,240	---	\$661,240
Prepayment	---	\$24,787	---	\$24,787
Acquisition & Construction- Parcel E3A	---	---	\$4	\$4
Acquisition & Construction- Parcel E7A	---	---	\$1	\$1
Acquisition & Construction- Sold Parcels	---	---	\$25,779	\$25,779
Acquisition & Construction	---	---	\$4,002	\$4,002
Due from General Fund	---	\$52,467	---	\$52,467
<b><i>Series 2020</i></b>				
Reserve	---	\$247,319	---	\$247,319
Revenue	---	\$371,597	---	\$371,597
Acquisition & Construction- Parcel E7C	---	---	\$331	\$331
Acquisition & Construction- Sold Parcels	---	---	\$1,146	\$1,146
Due from General Fund	---	\$80,640	---	\$80,640
<b><i>Series 2020A</i></b>				
Reserve	---	\$212,462	---	\$212,462
Revenue	---	\$353,033	---	\$353,033
Acquisition & Construction	---	---	\$2,917,321	\$2,917,321
Cost of Issuance	---	---	\$9,424	\$9,424
Due from General Fund	---	\$70,643	---	\$70,643
Due from Debt Service	\$14,543	---	---	\$14,543
Due from Other	\$747	---	---	\$747
Assessment Receivable	\$1,378	---	---	\$1,378
Investment-SBA	\$650,461	---	---	\$650,461
Prepaid Expenses	\$8,459	---	---	\$8,459
<b>Total Assets</b>	<b><u>\$1,036,140</u></b>	<b><u>\$2,440,028</u></b>	<b><u>\$2,958,007</u></b>	<b><u>\$6,434,175</u></b>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$13,623	---	---	\$13,623
Due to Debt Service SE 2019	\$52,467	---	---	\$52,467
Due to Debt Service SE 2020	\$80,640	---	---	\$80,640
Due to Debt Service SE 2020A	\$70,643	---	---	\$70,643
Due to General Fund	---	\$14,543	---	\$14,543
Due to GMS/Assmt Billing Fee	\$448	---	---	\$448
Due to Other	\$7,897	---	---	\$7,897
<b><u>Fund Balances:</u></b>				
Restricted for Debt Service	---	\$2,425,485	---	\$2,425,485
Unassigned	\$810,423	---	\$2,958,007	\$3,768,430
<b>Total Liabilities and Fund Equity</b>	<b><u>\$1,036,140</u></b>	<b><u>\$2,440,028</u></b>	<b><u>\$2,958,007</u></b>	<b><u>\$6,434,175</u></b>

**Cypress Bluff**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2021

Description	PRORATED		ACTUAL THRU 4/30/21	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 4/30/21		
<b>Revenues:</b>				
Assessments - Direct	\$538,956	\$538,956	\$494,706	(\$44,250)
Assessments - Tax Collector	\$244,550	\$244,550	\$235,894	(\$8,655)
Interest-SBA	\$0	\$0	\$420	\$420
Other Revenues	\$0	\$0	\$1,419	\$1,419
<b>Total Revenues</b>	<b>\$783,506</b>	<b>\$783,506</b>	<b>\$732,439</b>	<b>(\$51,067)</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$12,000	\$7,000	\$3,800	\$3,200
FICA Expense	\$918	\$536	\$168	\$367
Engineering	\$3,000	\$1,750	\$1,905	(\$155)
Arbitrage	\$800	\$467	\$0	\$467
Dissemination Agent	\$4,000	\$2,333	\$2,333	\$0
Attorney	\$30,000	\$17,500	\$10,229	\$7,271
Annual Audit	\$8,000	\$4,667	\$0	\$4,667
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$15,000	\$8,750	\$12,237	(\$3,487)
Management Fees	\$45,000	\$26,250	\$26,250	\$0
Information Technology	\$2,000	\$1,167	\$1,750	(\$583)
Telephone	\$5,000	\$2,917	\$51	\$2,866
Postage	\$500	\$500	\$693	(\$193)
Printing & Binding	\$6,000	\$3,500	\$1,414	\$2,086
Insurance	\$5,000	\$5,000	\$5,381	(\$381)
Legal Advertising	\$5,000	\$2,917	\$1,780	\$1,137
Other Current Charges	\$5,250	\$3,063	\$247	\$2,816
Office Supplies	\$600	\$350	\$162	\$188
Dues, Licenses & Subscriptions	\$325	\$190	\$175	\$15
Website design/compliance	\$1,000	\$583	\$0	\$583
<b>Total Administrative</b>	<b>\$154,393</b>	<b>\$94,438</b>	<b>\$73,574</b>	<b>\$20,863</b>

**Grounds Maintenance**

Pond Maintenance (Water Quality)	\$15,000	\$8,750	\$0	\$8,750
Landscape Maintenance	\$315,000	\$183,750	\$159,099	\$24,651
Landscape Contingency	\$20,000	\$11,667	\$2,557	\$9,109
Pump Maintenance	\$3,550	\$2,071	\$0	\$2,071
Reclaimed Water	\$20,000	\$20,000	\$20,894	(\$894)
Irrigation Repairs	\$4,000	\$2,333	\$536	\$1,797
Landscape Reserves	\$10,000	\$5,833	\$0	\$5,833
Other Repairs and Maintenance	\$6,000	\$6,000	\$12,560	(\$6,560)
<b>Total Grounds Maintenance</b>	<b>\$393,550</b>	<b>\$240,404</b>	<b>\$195,646</b>	<b>\$44,758</b>

**Cypress Bluff**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2021

Description	ADOPTED	PRORATED	ACTUAL	VARIANCE
	BUDGET	BUDGET THRU 4/30/21	THRU 4/30/21	
<u>Amenity</u>				
Insurance	\$12,500	\$12,500	\$23,416	(\$10,916)
Field Service Operations	\$35,000	\$20,417	\$40,152	(\$19,735)
Lifestyle Operations	\$40,000	\$23,333	\$10,808	\$12,525
Pool Maintenance	\$20,000	\$11,667	\$4,324	\$7,343
Pool Chemicals	\$12,000	\$7,000	\$0	\$7,000
Interim Facility Staffing	\$30,000	\$17,500	\$3,706	\$13,794
Janitorial Services	\$28,000	\$16,333	\$4,958	\$11,376
Refuse	\$4,200	\$2,450	\$874	\$1,576
Security and Gate Maintenance	\$4,500	\$2,625	\$360	\$2,265
Facility Maintenance	\$8,000	\$4,667	\$3,712	\$954
Elevator Maintenance	\$6,000	\$3,500	\$0	\$3,500
Cable and Utilities	\$5,500	\$3,208	\$4,532	(\$1,324)
Licenses and Permits	\$1,475	\$860	\$0	\$860
Repairs & Maintenance	\$5,000	\$2,917	\$3,411	(\$494)
Special Events	\$3,000	\$3,000	\$7,338	(\$4,338)
Holiday Decorations	\$1,500	\$875	\$0	\$875
Fitness Center R&M	\$5,000	\$5,000	\$7,344	(\$2,344)
Reserve for Amenities	\$10,000	\$5,833	\$9,606	(\$3,773)
Other Current Charges	\$3,000	\$1,750	\$0	\$1,750
Total Amenity	\$234,675	\$145,435	\$124,542	\$20,894
Total Expenditures	\$782,618	\$480,277	\$393,762	\$86,515
Excess Revenues/Expenses	\$888		\$338,677	
Fund Balance - Beginning	\$0		\$471,746	
Fund Balance - Ending	\$888		\$810,423	

**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
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**Revenues:**

Operations & Maintenance Assessments	\$6,750	\$208,800	\$266,778	\$123,022	\$45,082	\$3,974	\$76,194	\$0	\$0	\$0	\$0	\$0	\$730,601
Interest-SBA	\$88	\$64	\$53	\$51	\$40	\$61	\$63	\$0	\$0	\$0	\$0	\$0	\$420
Other Revenues	\$0	\$0	\$0	\$290	\$133	\$446	\$549	\$0	\$0	\$0	\$0	\$0	\$1,419

**Total Revenues**

	\$6,838	\$208,864	\$266,831	\$123,364	\$45,255	\$4,481	\$76,805	\$0	\$0	\$0	\$0	\$0	\$732,439
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**Expenditures:**

**Administrative**

Supervisor Fees	\$0	\$800	\$1,000	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800
FICA Expense	\$0	\$31	\$46	\$0	\$46	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Engineering	\$275	\$469	\$0	\$708	\$138	\$316	\$0	\$0	\$0	\$0	\$0	\$0	\$1,905
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$0	\$0	\$0	\$0	\$0	\$2,333
Attorney	\$3,960	\$3,497	\$1,075	\$0	\$1,060	\$637	\$0	\$0	\$0	\$0	\$0	\$0	\$10,229
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$6,125	\$0	\$6,112	\$0	\$0	\$0	\$0	\$0	\$12,237
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$26,250
Information Technology	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$0	\$1,750
Telephone	\$0	\$0	\$7	\$21	\$0	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$51
Postage	\$75	\$33	\$336	\$9	\$48	\$164	\$28	\$0	\$0	\$0	\$0	\$0	\$693
Printing & Binding	\$200	\$286	\$250	\$57	\$299	\$48	\$274	\$0	\$0	\$0	\$0	\$0	\$1,414
Insurance	\$5,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,381
Legal Advertising	\$759	\$0	\$566	\$151	\$151	\$154	\$0	\$0	\$0	\$0	\$0	\$0	\$1,780
Other Current Charges	\$18	\$62	\$47	\$50	\$50	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$247
Office Supplies	\$28	\$19	\$18	\$58	\$18	\$1	\$19	\$0	\$0	\$0	\$0	\$0	\$162
Dues, Licenses & Subscriptions	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website design/compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Total Administrative**

	\$20,029	\$9,704	\$7,678	\$5,387	\$13,269	\$6,721	\$10,787	\$0	\$0	\$0	\$0	\$0	\$73,574
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**Grounds Maintenance**

Pond Maintenance (Water Quality)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$20,237	\$20,237	\$23,557	\$23,557	\$23,557	\$20,237	\$27,717	\$0	\$0	\$0	\$0	\$0	\$159,099
Landscape Contingency	\$0	\$0	\$0	\$1,744	\$0	\$465	\$348	\$0	\$0	\$0	\$0	\$0	\$2,557
Pump Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reclaimed Water	\$470	\$861	\$5,262	\$4,618	\$3,860	\$3,352	\$2,471	\$0	\$0	\$0	\$0	\$0	\$20,894
Irrigation Repairs	\$0	\$0	\$0	\$409	\$0	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$536

**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	\$11,840	\$0	\$0	\$240	\$120	\$120	\$240	\$0	\$0	\$0	\$0	\$0	\$12,560
<b>Total Grounds Maintenance</b>	<b>\$32,547</b>	<b>\$21,098</b>	<b>\$28,819</b>	<b>\$30,568</b>	<b>\$27,537</b>	<b>\$24,301</b>	<b>\$30,776</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$195,646</b>
<b><u>Amenity</u></b>													
Insurance	\$0	\$0	\$0	\$23,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,416
Field Service Operations	\$0	\$0	\$8,030	\$8,030	\$8,030	\$8,030	\$8,030	\$0	\$0	\$0	\$0	\$0	\$40,152
Lifestyle Operations	\$878	\$1,502	\$2,732	\$1,877	\$1,596	\$1,112	\$1,112	\$0	\$0	\$0	\$0	\$0	\$10,808
Pool Maintenance	\$0	\$0	\$865	\$865	\$865	\$865	\$865	\$0	\$0	\$0	\$0	\$0	\$4,324
Pool Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interim Facility Staffing	\$0	\$0	\$741	\$741	\$741	\$741	\$741	\$0	\$0	\$0	\$0	\$0	\$3,706
Janitorial Services	\$0	\$190	\$1,239	\$935	\$865	\$865	\$865	\$0	\$0	\$0	\$0	\$0	\$4,958
Refuse	\$0	\$0	\$380	\$190	\$100	\$101	\$102	\$0	\$0	\$0	\$0	\$0	\$874
Security and Gate Maintenance	\$0	\$0	\$0	\$180	\$0	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$360
Facility Maintenance	\$0	\$0	\$741	\$741	\$747	\$741	\$741	\$0	\$0	\$0	\$0	\$0	\$3,712
Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable and Utilities	\$0	\$463	\$356	\$1,505	\$573	\$752	\$884	\$0	\$0	\$0	\$0	\$0	\$4,532
Licenses and Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$146	\$2,354	\$155	\$594	\$162	\$0	\$0	\$0	\$0	\$0	\$3,411
Special Events	\$425	\$988	\$1,897	\$670	\$638	\$845	\$1,875	\$0	\$0	\$0	\$0	\$0	\$7,338
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center R&M	\$0	\$0	\$966	\$2,337	\$216	\$2,524	\$1,302	\$0	\$0	\$0	\$0	\$0	\$7,344
Reserve for Amenities	\$2,438	\$0	\$0	\$1,792	\$1,792	\$1,792	\$1,792	\$0	\$0	\$0	\$0	\$0	\$9,606
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Amenity</b>	<b>\$3,741</b>	<b>\$3,142</b>	<b>\$18,092</b>	<b>\$45,633</b>	<b>\$16,319</b>	<b>\$19,142</b>	<b>\$18,472</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$124,542</b>
<b>Total Expenditures</b>	<b>\$56,316</b>	<b>\$33,945</b>	<b>\$54,590</b>	<b>\$81,588</b>	<b>\$57,125</b>	<b>\$50,164</b>	<b>\$60,034</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$393,762</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$49,479)</b>	<b>\$174,919</b>	<b>\$212,242</b>	<b>\$41,776</b>	<b>(\$11,869)</b>	<b>(\$45,682)</b>	<b>\$16,771</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$338,677</b>

**Cypress Bluff**  
**Community Development District**  
**2019 Debt Service Fund**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/21	ACTUAL THRU 4/30/21	VARIANCE
<b><u>Revenues</u></b>				
Special Assessments- Direct	\$383,150	\$383,150	\$356,226	(\$26,924)
Special Assessments- Tax Collector	\$346,205	\$346,205	\$334,506	(\$11,699)
Assessments- Prepayments	\$0	\$0	\$21,968	\$21,968
Interest Income	\$2,000	\$1,167	\$72	(\$1,095)
<b>Total Revenues</b>	<b>\$731,355</b>	<b>\$730,522</b>	<b>\$712,773</b>	<b>(\$17,749)</b>
<b><u>Expenditures</u></b>				
<b><u>Series 2019</u></b>				
Interest-11/1	\$265,917	\$265,917	\$265,917	\$0
Special Call 11/1	\$0	\$0	\$15,000	(\$15,000)
Interest 2/1	\$0	\$0	\$240	(\$240)
Special Call 2/1	\$0	\$0	\$20,000	(\$20,000)
Principal-5/1	\$195,000	\$0	\$0	\$0
Interest-5/1	\$265,917	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$726,834</b>	<b>\$265,917</b>	<b>\$301,157</b>	<b>(\$35,240)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$4,521</b>		<b>\$411,615</b>	
<b>Fund Balance - Beginning</b>	<b>\$274,991</b>		<b>\$678,176</b>	
<b>Fund Balance - Ending</b>	<b>\$279,512</b>		<b>\$1,089,791</b>	

**Cypress Bluff**  
**Community Development District**  
**2020 Debt Service Fund**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/21	ACTUAL THRU 4/30/21	VARIANCE
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**Revenues**

Special Assessments- Direct	\$489,176	\$489,176	\$447,522	(\$41,654)
Special Assessments- Tax Collector	\$5,425	\$5,425	\$4,700	(\$725)
Interest Income	\$600	\$350	\$43	(\$308)
<b>Total Revenues</b>	<b>\$495,201</b>	<b>\$494,951</b>	<b>\$452,264</b>	<b>(\$42,687)</b>

**Expenditures**

Series 2020

Interest-11/1	\$204,601	\$204,601	\$204,601	\$0
Principal 11/1	\$290,000	\$290,000	\$290,000	\$0
Interest-5/1	\$182,244	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$676,845</b>	<b>\$494,601</b>	<b>\$494,601</b>	<b>\$0</b>
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**Other Sources/(Uses)**

Bond Proceeds	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	(\$19)	\$19

<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$19)</b>	<b>\$19</b>
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<b>Excess Revenues (Expenditures)</b>	<b>(\$181,644)</b>	<b>(\$42,355)</b>
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<b>Fund Balance - Beginning</b>	<b>\$0</b>	<b>\$741,911</b>
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<b>Fund Balance - Ending</b>	<b>(\$181,644)</b>	<b>\$699,555</b>
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**Cypress Bluff**  
**Community Development District**  
**2020A Debt Service Fund (Del Webb)**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/21	ACTUAL THRU 4/30/21	VARIANCE
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**Revenues**

Special Assessments- Direct	\$272,097	\$272,097	\$272,097	\$0
Special Assessments- Tax Collector	\$152,783	\$152,783	\$151,570	(\$1,213)
Interest Income	\$0	\$0	\$31	\$31
<b>Total Revenues</b>	<b>\$424,880</b>	<b>\$424,880</b>	<b>\$423,698</b>	<b>(\$1,182)</b>

**Expenditures**

Series 2020A

Interest-11/1	\$0	\$0	\$37,823	(\$37,823)
Principal-5/1	\$150,000	\$0	\$0	\$0
Interest-5/1	\$136,164	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$286,164</b>	<b>\$0</b>	<b>\$37,823</b>	<b>(\$37,823)</b>

**Other Sources/(Uses)**

Bond Proceeds	\$0	\$0	\$0	\$0
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>Excess Revenues (Expenditures)</b>	<b>\$138,716</b>	<b>\$385,875</b>
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<b>Fund Balance - Beginning</b>	<b>\$0</b>	<b>\$250,263</b>
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<b>Fund Balance - Ending</b>	<b>\$138,716</b>	<b>\$636,138</b>
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**Cypress Bluff**  
**Community Development District**  
**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For The Period Ending April 30, 2021

	Series 2019	Series 2020	Series 2020A
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**Revenues:**

Interest	\$ 84	\$ 195	\$ 372
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<b>Total Revenues</b>	<b>\$ 84</b>	<b>\$ 195</b>	<b>\$ 372</b>
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**Expenditures**

Capital Outlay	\$ 1,826,743	\$ 3,167,326	\$ 2,369,865
Cost of Issuance	\$ -	\$ 1,000	\$ -
Underwriters Discount	\$ -	\$ -	\$ -

<b>Total Expenditures</b>	<b>\$ 1,826,743</b>	<b>\$ 3,168,326</b>	<b>\$ 2,369,865</b>
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**Other Sources/(Uses)**

Bond Proceeds	\$ -	\$ -	\$ -
Transfer In	\$ -	\$ 19	\$ -

<b>Total Other</b>	<b>\$0</b>	<b>\$19</b>	<b>\$0</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$ (1,826,659)</b>	<b>(\$3,168,111)</b>	<b>(\$2,369,493)</b>
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<b>Fund Balance - Beginning</b>	<b>\$ 1,856,445</b>	<b>\$ 3,169,588</b>	<b>\$ 5,296,238</b>
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<b>Fund Balance - Ending</b>	<b>\$ 29,786</b>	<b>\$ 1,477</b>	<b>\$ 2,926,745</b>
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**Cypress Bluff**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2019 Special Assessment Bonds</b>	
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)
Special Call-11/1/2020	(\$15,000)
Special Call-2/1/2021	(\$20,000)
Current Bonds Outstanding	\$11,005,000

<b>Series 2020 Special Assessment Bonds</b>	
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:	\$247,318.57
Bonds outstanding - 4/15/2020	\$7,705,000
Mandatory Principal- 11/1/2020	(\$290,000)
Current Bonds Outstanding	\$7,415,000

<b>Series 2020A Special Assessment Bonds (Del Webb)</b>	
Interest Rate:	2.7-3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$212,440.00
Reserve Fund Balance:	\$212,462.04
Bonds outstanding - 9/11/2020	\$7,675,000
Current Bonds Outstanding	\$7,675,000

# CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

## Fiscal Year 2021 Assessment Receipts

ASSESSED TO	ASSESSED					
	# UNITS ASSESSED	SERIES 2019 DEBT NET	SERIES 2020 DEBT NET	SERIES 2020A DEBT NET	O&M NET	TOTAL NET ASMTS
EASTLAND TIMBER LLC	360		201,491.10		79,156.13	280,647.23
DRP CND ICI LLC	75	58,108.69			37,500.00	95,608.69
TOLL SOUTHEAST LP COMPANY INC.	358	110,793.90	166,617.63		179,000.00	456,411.53
PULTE HOME CORPORATION	324	56,966.56	64,495.00	272,097.00	105,300.00	498,858.56
ES-HOLDINGS ICI	70	54,234.77			35,000.00	89,234.77
PROVIDENCE CONSTRUCTION COMPANY	206	103,046.07	56,572.51		103,000.00	262,618.58
<b>NET ASSESSMENTS BULK LANDS</b>	<b>1,393</b>	<b>383,149.99</b>	<b>489,176.24</b>	<b>272,097.00</b>	<b>538,956.13</b>	<b>1,683,379.36</b>
DAVID WEEKLEY HOMES	191	143,334.30	4,649.79	-	95,500.00	243,484.09
PULTE HOME CORPORATION	142	53,593.86	-	112,955.68	46,475.00	213,024.54
TOLL SOUTHEAST LP COMPANY INC.	104	80,577.12	-	-	52,000.00	132,577.12
RESIDENTS	118	68,699.81	774.97	39,827.34	50,575.00	159,877.11
<b>NET ASSESSMENTS PLATTED</b>	<b>555</b>	<b>346,205.10</b>	<b>5,424.76</b>	<b>152,783.02</b>	<b>244,550.00</b>	<b>748,962.87</b>
<b>TOTAL DISTRICT</b>	<b>1,948</b>	<b>729,355.09</b>	<b>494,601.00</b>	<b>424,880.02</b>	<b>783,506.12</b>	<b>2,432,342.22</b>

(1) Bulk land owners are on a payment plan. Installments due 50% due 12/1, 25% due 2/1, and 25% due 5/1.

Platted lots are due 11/30/20 with 4% early payment discount or full amount by 3/31/21

ASSESSED TO	RECEIPTS					
	BALANCE DUE (DISCOUNTS NOT TAKEN)	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	O&M PAID	TOTAL ASMTS PAID
EASTLAND TIMBER LLC	-	-	201,491.11		79,156.12	280,647.23
DRP CND ICI LLC	-	58,108.69			37,500.00	95,608.69
TOLL SOUTHEAST LP COMPANY INC.	112,828.10	83,870.20	124,963.23		134,750.00	343,583.43
PULTE HOME CORPORATION	-	56,966.56	64,495.00	272,097.00	105,300.00	498,858.56
ES-HOLDINGS ICI	-	54,234.77			35,000.00	89,234.77
PROVIDENCE CONSTRUCTION COMPANY	-	103,046.07	56,572.51		103,000.00	262,618.58
<b>NET ASSESSMENTS BULK LANDS</b>	<b>112,828.10</b>	<b>356,226.29</b>	<b>447,521.85</b>	<b>272,097.00</b>	<b>494,706.12</b>	<b>1,570,551.26</b>
DAVID WEEKLEY HOMES	(2,632.26)	144,883.86	4,700.06		96,532.43	246,116.35
PULTE HOME CORPORATION	(4,605.76)	54,752.65	-	115,397.97	47,479.68	217,630.30
TOLL SOUTHEAST LP COMPANY INC.	-	80,577.12	-		52,000.00	132,577.12
RESIDENTS	29,530.55	54,292.17	-	36,172.11	39,882.28	130,346.56
<b>NET ASSESSMENTS PLATTED</b>	<b>22,292.53</b>	<b>334,505.80</b>	<b>4,700.06</b>	<b>151,570.08</b>	<b>235,894.39</b>	<b>726,670.33</b>
<b>TOTAL DISTRICT</b>	<b>135,120.63</b>	<b>690,732.09</b>	<b>452,221.91</b>	<b>423,667.08</b>	<b>730,600.51</b>	<b>2,297,221.59</b>

<b>DIRECT BILL % COLLECTED</b>	<b>93%</b>	<b>91%</b>	<b>100%</b>	<b>92%</b>	<b>93%</b>
--------------------------------	------------	------------	-------------	------------	------------

*B.*

# Cypress Bluff

## Community Development District

### Check Run Summary March 31, 2021

Fund	Date	Check No.	Amount
Payroll	3/25/21	50124-50128	\$ 954.10
		Subtotal	<u>\$ 954.10</u>
General Fund			
	3/2/21	263-Void	\$ (250.00)
	3/4/21	271-279	\$ 2,931.25
	3/5/21	280-284	\$ 1,308.73
	3/8/21	285-289	\$ 446,414.78
	3/8/21	290	\$ 300,000.00
	3/15/21	291-297	\$ 14,232.69
	3/24/21	298-319	\$ 34,554.48
		Subtotal	<u>\$ 799,191.93</u>
Total			<u>\$ 800,146.03</u>

TAXPAYER NAME: CYPRESS BLUFF COMMUNITY DEVELOPMENT TIN: xxxxx5607

# Deposit Confirmation

**Your payment has been accepted.**

## Payment Successful

An EFT Acknowledgement Number has been provided for this payment. Please keep this number for your records.

## REMINDER: REMEMBER TO FILE ALL RETURNS WHEN DUE!

**EFT ACKNOWLEDGEMENT NUMBER:**


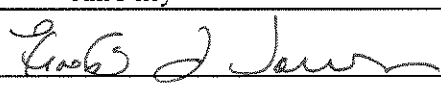
**270148435332886**

### PLEASE NOTE

Any amounts represented in the subcategories of Social Security, Medicare, and Income Tax Withholding are for informational purposes only.

Payment Information	Entered Data
Taxpayer EIN	xxxxx5607
Tax Form	941 Employers Federal Tax
Tax Type	Federal Tax Deposit
Tax Period	Q1/2021
Payment Amount	\$91.80
Settlement Date	03/25/2021
Subcategories:	
1 Social Security	\$74.40
2 Medicare	\$17.40
Account Number	xxxxxxx0611
Account Type	CHECKING
Routing Number	121000248
Bank Name	WELLS FARGO BANK, NA

# Check Approval Form

Date:	March 25, 2021	
District:	Cypress Bluff CDD	
Fund Code:	1	
Beginning Check #:	50124	
Ending Check #:	50128	
Total Amount of Checks:	\$ 954.10	New Balance
Balance in Account***:	\$ 130,389.57	\$ 129,435.47
Recent Deposits:		
Prepared by:	Daniel Laughlin	
Signature:		
Approved by:	Jim Perry	
Signature:		

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50124	3	CHRIS PRICE	184.70	3/25/2021
50125	5	JOHN L HOLMES III	200.00	3/25/2021
50126	2	JOHN S HEWINS JR	184.70	3/25/2021
50127	1	RICHARD T RAY	184.70	3/25/2021
50128	4	STEVE GROSSMAN	200.00	3/25/2021
TOTAL FOR REGISTER			954.10	

CYBL -CYPRESS BLUF' DLAUGHLIN



# Attendance Sheet


District Name: Cypress Bluff CDD

Board Meeting Date: March 23, 2021 Meeting

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

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

Approved for Payment:

  
\_\_\_\_\_  
District Manager Signature

3/23/21  
\_\_\_\_\_  
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

HOME FUND:001 DEPT:310-

C	Typ	Seq	--Job-- Fnd/Dpt	Emp #	Employee Name	Fnd Dpt	--Job Distribution-- --Account-- SubClas S	P.E. Date	Typ	Hours	Rate	Gross Amt
R	00001	001/310	0000000001	RICHARD T RAY	001 310 51300	11000	1	3/23/2021	Reg	1.00	200.0000	200.00
								Employee 0000000001 Total:		1.00		200.00
R	00001	001/310	0000000002	JOHN S HEWINS JR	001 310 51300	11000	1	3/23/2021	Reg	1.00	200.0000	200.00
								Employee 0000000002 Total:		1.00		200.00
R	00001	001/310	0000000003	CHRIS PRICE	001 310 51300	11000	1	3/23/2021	Reg	1.00	200.0000	200.00
								Employee 0000000003 Total:		1.00		200.00
R	00001	001/310	0000000004	STEVE GROSSMAN	001 310 51300	11000	1	3/23/2021	Reg	1.00	200.0000	200.00
								Employee 0000000004 Total:		1.00		200.00
R	00001	001/310	0000000005	JOHN L HOLMES III	001 310 51300	11000	1	3/23/2021	Reg	1.00	200.0000	200.00
								Employee 0000000005 Total:		1.00		200.00
								Check Type R Total:		5.00		1,000.00

HOME FUND:001 DEPT:310-

Dept310 Total:	5.00	1,000.00
Breakdown By Transaction Type:	Reg	5.00
	O/T	.00
	Cmp	.00
	Per	.00
	Sic	.00
	Vac	.00
	Hol	.00
	Oth	.00
	Bon	.00

HOME FUND:001

Fund001 Total:	5.00	1,000.00
Breakdown By Transaction Type:	Reg	5.00
	O/T	.00
	Cmp	.00
	Per	.00
	Sic	.00
	Vac	.00
	Hol	.00
	Oth	.00
	Bon	.00

Company001 Total:	5.00	1,000.00
Breakdown By Transaction Type:	Reg	5.00
	O/T	.00

CYBL -CYPRESS BLUF' DLAUGHLIN

PR175R  
DLAUGHLIN

CYPRESS BLUFF-GENERAL FUND  
Time Card Edit List

3/25/2021 8:47:47  
Page: 2

C	Typ	Seq	--Job-- Fnd/Dpt	Emp #	Employee Name	--Job Distribution-- Fnd Dpt --Account-- SubClas S	P.E.	Date	Typ	Hours	Rate	Gross Amt
---	-----	-----	--------------------	-------	---------------	---	------	------	-----	-------	------	-----------

HOME FUND:001 DEPT:310-

Cmp	.00	.00
Per	.00	.00
Sic	.00	.00
Vac	.00	.00
Hol	.00	.00
Oth	.00	.00
Bon	.00	.00

Report Total: 5.00 1,000.00

Breakdown By Transaction Type:

Reg	5.00	1,000.00
O/T	.00	.00
Cmp	.00	.00
Per	.00	.00
Sic	.00	.00
Vac	.00	.00
Hol	.00	.00
Oth	.00	.00
Bon	.00	.00

CYBL -CYPRESS BLUF' DLAUGHLIN

Run 3/25/21 8.47.47

Page 1

001 CYPRESS BLUFF-GENERAL FUN  
310 ADMINISTRATIVE

310 ADMINISTRATIVE															Check Number /Date	
Employee	Fed. M	State. Dp	.. Cd M Dp	Chk Cod	Pay Desc	Hours	Rate	Earnings	Fnd Dpt	--Account--	S-----Taxes----- Desc	Amount	----Misc Desc	Ded--- Amount	Check Amount	
CHRIS PRICE	3 M	3	FL M	3 R	Regpay	1.00	200.0000	200.00	001-310-51300-11000-1	Fed Tx	.00				184.70	50124 3/25/2021
				N						St Tax	.00					
										Fica	12.40					
										Medi	2.90					
JOHN L HOLMES III	5 M		FL M		Regpay	1.00	200.0000	200.00	001-310-51300-11000-1	Fed Tx	.00				200.00	50125 3/25/2021
				R						St Tax	.00					
JOHN S HEWINS JR	2 M		FL M		Regpay	1.00	200.0000	200.00	001-310-51300-11000-1	Fed Tx	.00				184.70	50126 3/25/2021
				R						St Tax	.00					
				N						Fica	12.40					
										Medi	2.90					
RICHARD T RAY	1 N		FL N		Regpay	1.00	200.0000	200.00	001-310-51300-11000-1	Fed Tx	.00				184.70	50127 3/25/2021
				R						St Tax	.00					
										Fica	12.40					
										Medi	2.90					
STEVE GROSSMAN	4 M		FL M		Regpay	1.00	200.0000	200.00	001-310-51300-11000-1	Fed Tx	.00				200.00	50128 3/25/2021
				R						St Tax	.00					
310 ADMINISTRATIVE					Overtime		Dollars		.00	Hours	.00					

CYBL -CYPRESS BLUF' DLAUGHLIN

Earnings-----	Amount	Hours
Regular.....	1,000.00	5.00
Tips.....	.00	.00
Overtime.....	.00	.00
Sick.....	.00	.00
Vacation.....	.00	.00
Holiday.....	.00	.00
Other.....	.00	.00
Commission.....	.00	
Total *****	1,000.00	5.00
Taxes-----		
Federal.....	.00	
FICA/Medicare Total..	45.90	
FICA.....	37.20	
Medicare.....	8.70	
Other Deductions-----		
Limited Deductions...		
Net Pay-----	954.10	
TOTAL EMPLR CONTRIB..	.00	
Fed/ST Exempt Wages-----		
FICA Exempt Wages-----	400.00	
Number of Paid Employees	5	
Computer Checks-----	5	
Prepaid Checks-----		
# of Paid Female Employ.		
# of Paid Production Emp	5	
Total Pay-Production Emp	1,000.00	
Total Hours-Prod. Employ	5.00	
O.T. Hours-Prod. Employ.		
Federal Wages.....	1,000.00	
F.I.C.A. Wages.....	600.00	
State Wages.....	1,000.00	

CYBL -CYPRESS BLUFF DLAUGHLIN

FICA Report by Distributed Fund and Department

Fund	Dept	Emp #/Name	Type	Non-FICA	FICA Wages	FICA Gross	FICA	Total Wages
001	310	1 RICHARD T RAY	N		200.00	200.00	15.30	200.00
001	310	2 JOHN S HEWINS JR	M		200.00	200.00	15.30	200.00
001	310	3 CHRIS PRICE	M		200.00	200.00	15.30	200.00
001	310	4 STEVE GROSSMAN	M	200.00				200.00
001	310	5 JOHN L HOLMES III	M	200.00				200.00
Fund/Department total 001/310:				400.00	600.00	600.00	45.90	1000.00
Fund total 001:				400.00	600.00	600.00	45.90	1000.00

PR317R  
DLAUGHLIN

FICA Report by Distributed Fund and Department

3/25/2021 8:56:01  
Page: 2

	Non-FICA	FICA Wages	FICA Gross	FICA	Total Wages
Report Totals:	400.00	600.00	600.00	45.90	1000.00
Married/Single:					
M:	400.00	400.00	400.00	30.60	800.00
S:		200.00	200.00	15.30	200.00

CYBL -CYPRESS BLUF' DLAUGHLIN

PR276W

PAYROLL G/L TRANSACTIONS  
ACCOUNTING YRMO: 202103  
CYPRESS BLUFF-GENERAL FUND

3/25/21

8.56.01

PAGE 1

Fnd	Yr/Mo	Dpt	--Account--	SubClas	G/L CHART DESCRIPTION.....	.. P/R DESCRIPTION.....	AMOUNT	EMPLOYEE NAME
001	202103	300	10100-10000		CASH	NET PAY CYPRESS BLUFF CDD	954.10-	
001	202103	300	21700-10000		FICA PAYABLE	FICA - EMPLOYER'S SHARE	45.90-	
001	202103	300	21700-10000		FICA PAYABLE	FICA WITHHOLDING	37.20-	
001	202103	300	21700-10000		FICA PAYABLE	MEDICARE WITHHOLDING	8.70-	
						ACCT TOTAL	91.80-	
001	202103	310	51300-11000		SUPERVISORS FEES	PAYROLL GROSS PAY	1,000.00	
001	202103	310	51300-21000		FICA EXPENSE	FICA - EMPLOYER SHARE *	45.90	
						GL TOTAL:	.00	

CYBL -CYPRESS BLUF' DLAUGHLIN



AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	4/12/21	PAGE	1
*** CHECK DATES 03/01/2021 - 03/31/2021 ***														
CYPRESS BLUFF-GENERAL FUND														
BANK A CYPRESS BLUFF CDD														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/02/21	00047	2/09/21 02092021	202102 320-57200-49400	TRIVIA NIGHT 2/23/21	V	250.00-	
				ROSS REUBEN			250.00-000263
3/04/21	00051	2/01/21 02012021	202103 300-15500-10000	DEPOSIT SP EVENT 7/3/21	*	81.25	
				STACIE MIGLIORE DBA			81.25 000271
3/04/21	00054	3/04/21 03042021	202103 320-57200-49400	MAGIC SHOW 3/19/21	*	350.00	
				ANDREW B. RATLIFF			350.00 000272
3/04/21	00050	3/04/21 03042021	202103 300-15500-10000	SP EVENT 4/2/21	*	300.00	
				ART-Z-FACES, INC			300.00 000273
3/04/21	00057	3/04/21 103	202103 300-15500-10000	50% COCTAIL CLASS 4/7/21	*	175.00	
				DESTINY WHITEHEAD			175.00 000274
3/04/21	00048	3/03/21 03032021	202103 320-57200-49400	LIVE MUSIC 3/3/21	*	200.00	
				DYLAN GERARD			200.00 000275
3/04/21	00049	1/27/21 40221	202103 300-15500-10000	COMEDY MAGIC SHOW 4/2/21	*	400.00	
				MARK ALAN MAGIC, LLC			400.00 000276
3/04/21	00060	2/03/21 157	202103 300-15500-10000	APRIL FOOD TRUCK EVENT	*	250.00	
				MARY KATHERINE FAIR			250.00 000277
3/04/21	00059	2/10/21 90521	202103 300-15500-10000	50% SP EVENT 9/5/21	*	750.00	
				PRINCE PELE'S POLYNESIAN REVUE			750.00 000278
3/04/21	00058	2/17/21 02172021	202103 300-15500-10000	SP EVENT 7/24/21	*	425.00	
				RYTHMTRAIL ENETERTAINMENT, INC			425.00 000279
3/05/21	00006	2/09/21 196947	202101 310-51300-31100	JAN PROFESSIONAL SERVICES	*	545.75	
				ENGLAND, THIMS & MILLER, INC.			545.75 000280
3/05/21	00006	2/10/21 196981	202101 310-51300-31100	JAN PROFESSIONAL SERVICES	*	162.00	
				ENGLAND, THIMS & MILLER, INC.			162.00 000281

CYBL -CYPRESS BLUF' OKUZMUK



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/15/21	00055	1/21/21 7252720	202101 320-57200-47000	JAN PEST CONTROL	*	120.00	
				TURNER PEST CONTROL			120.00 000294
3/15/21	00055	1/21/21 7252724	202101 320-57200-47000	JAN FIRE ANT CONTROL	*	120.00	
				TURNER PEST CONTROL			120.00 000295
3/15/21	00055	2/17/21 7280226	202102 320-57200-47000	FEB PEST CONTROL	*	120.00	
				TURNER PEST CONTROL			120.00 000296
3/15/21	00037	3/01/21 380562	202103 320-57200-45000	MAR AMENITY MANAGER	*	8,030.42	
		3/01/21 380562	202103 320-57200-45100	MAR FACILITY ATTENDANT	*	741.27	
		3/01/21 380562	202103 320-57200-46800	MAR POOL MAINTENANCE	*	864.81	
		3/01/21 380562	202103 320-57200-46200	MAR JANITORIAL	*	864.81	
		3/01/21 380562	202103 320-57200-34000	MAR LIFESTYLE	*	1,112.00	
		3/01/21 380562	202103 320-57200-46600	MAR MAINTENANCE	*	741.27	
				VESTA PROPERTY SERVICES, INC.			12,354.58 000297
3/24/21	00002	3/15/21 21-01767	202103 310-51300-48000	NOTICE OF MEETING 3/23/21	*	153.88	
				JACKSONVILLE DAILY RECORD			153.88 000298
3/24/21	00015	2/26/21 009	202102 320-57200-34000	FEB LIFESTYLE COORDINATOR	*	483.75	
				MARY GRACE BISHOP			483.75 000299
3/24/21	00015	2/26/21 02262021	202102 320-57200-49400	UNWIND WEDNESDAY	*	86.60	
		2/26/21 02262021	202102 320-57200-49400	FOOD TRUCK FRIDAY	*	66.76	
		2/26/21 02262021	202102 320-57200-49400	TRIVIA NIGHT (CANCELLED&R	*	15.96	
		2/26/21 02262021	202102 320-57200-49400	RETURN	*	19.15-	
		2/26/21 02262021	202102 320-57200-49400	RETURN	*	11.71-	
				MARY GRACE BISHOP			138.46 000300

CYBL -CYPRESS BLUF' OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/24/21	00064	3/15/21 BP640043	202103 330-57200-46500	AMENITY CTR TAGS/UNIFORM	*	332.76	
				NORTH POINT PROMOTIONS, INC DBA			332.76 000301
3/24/21	00065	2/03/21 15134A	202102 330-57200-46500	EQUIPMENT MOVE: 2 TECHS	*	75.00	
				SOUTHEAST FITNESS REPAIR			75.00 000302
3/24/21	00012	3/01/21 2068	202103 320-57200-46100	MAR LANDSCAPE MAINTENANCE	*	6,027.00	
				SUN STATE NURSERY			6,027.00 000303
3/24/21	00012	3/01/21 2069	202103 320-57200-46100	MAR LANDSCAPE MAINTENANCE	*	14,210.00	
				SUN STATE NURSERY			14,210.00 000304
3/24/21	00012	3/03/21 2133	202103 320-57200-46400	IRRIGATION REPAIRS	*	67.00	
				SUN STATE NURSERY			67.00 000305
3/24/21	00055	3/15/21 7352634	202103 320-57200-47000	MAR PEST CONTROL	*	120.00	
				TURNER PEST CONTROL			120.00 000306
3/24/21	00056	7/01/20 6548-1	202010 320-57200-46010	RG SKINNER WASHOUT REPAIR	*	11,840.17	
				VALLENCOURT CONSTRUCTION CO. INC.			11,840.17 000307
3/24/21	00062	12/08/20 21615726	202012 330-57200-46500	WIPES REF PURLL SANITIZG	*	178.64	
				W.B. MASON CO., INC.			178.64 000308
3/24/21	00062	12/09/20 21621141	202012 330-57200-46500	LINER 30 GAL 1.1 MIL DRAW	*	12.29	
				W.B. MASON CO., INC.			12.29 000309
3/24/21	00062	12/10/20 21625073	202012 330-57200-46500	WIPE STAND W TRASH, STAIN	*	249.99	
		12/10/20 21625073	202012 330-57200-46500	TOWEL, SCOTT, PERF, KTCHN	*	26.99	
		12/10/20 21625073	202012 330-57200-46500	LINER WASTE	*	41.99	
		12/10/20 21625073	202012 330-57200-46500	DRAWSTRING KITCHEN	*	11.54	
		12/10/20 21625073	202012 330-57200-46500	TOILET TISSUE	*	44.99	

CYBL -CYPRESS BLUF' OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		12/10/20	21625073	202012	330-57200-	46500				*	48.36		
			SIGN,CAUTION										
		12/10/20	21625073	202012	330-57200-	46500				*	13.99		
			URINAL BLOCK W. SCREEN										
		12/10/20	21625073	202012	330-57200-	46500				*	18.38		
			MEDIUM POWDER FREE GLOVES										
		12/10/20	21625073	202012	330-57200-	46500				*	18.38		
			LARGE POWDER FREE GLOVES										
		12/10/20	21625073	202012	330-57200-	46500				*	38.99		
			FIRST AID KIT, BULK										
		12/10/20	21625073	202012	330-57200-	46500				*	29.99		
			BUCKET, PLAS, DBLE, UTIL										
		12/10/20	21625073	202012	330-57200-	46500				*	9.00		
			PLUNGER, TOILET INDUSTRIA										
		12/10/20	21625073	202012	330-57200-	46500				*	40.48		
			SOAP, LQD, SAFEGUARD,ANTI										
		12/10/20	21625073	202012	330-57200-	46500				*	16.49		
			BAG, WAXED F/SNTRY RECPTC										
		12/10/20	21625073	202012	330-57200-	46500				*	249.99-		
			CR8720437										
									W.B. MASON CO., INC.			359.57	000310
3/24/21	00062	12/15/20	21637282	202012	330-57200-	46500				*	22.99		
			FACE MASK 3 PLY SURGICAL										
									W.B. MASON CO., INC.			22.99	000311
3/24/21	00062	12/15/20	21638368	202012	330-57200-	46500				*	19.99		
			HANDLE 60" GRIPPER										
		12/15/20	21638368	202012	330-57200-	46500				*	62.49		
			BUCKET SP WRN										
		12/15/20	21638368	202012	330-57200-	46500				*	57.99		
			KEY CONTROL CABINET										
		12/15/20	21638368	202012	330-57200-	46500				*	76.99		
			PHONE DS6151 VTECH B/S										
		12/15/20	21638368	202012	330-57200-	46500				*	4.99		
			CABLE CAT5E										
		12/15/20	21638368	202012	330-57200-	46500				*	9.52		
			SCISSORS TITANIUM 8" BENT										
									W.B. MASON CO., INC.			231.97	000312
3/24/21	00062	12/16/20	21641567	202012	330-57200-	46500				*	13.84		
			MOP WET SHRINKLESS WE										
									W.B. MASON CO., INC.			13.84	000313
3/24/21	00062	12/17/20	21645719	202012	330-57200-	46500				*	13.89		
			PLUNGER TURBO BWLBRSH WH										
									W.B. MASON CO., INC.			13.89	000314
CYBL -CYPRESS BLUF' OKUZMUK													



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
TOTAL FOR REGISTER						799,191.93	

# Check Approval Form

Date: March 4, 2021

District: Cypress Bluff CDD

Fund Code: 1

Beginning Check #: 271

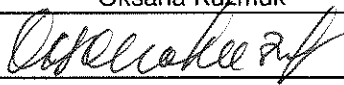
Ending Check #: 279

Total Amount of Checks: \$ 2,931.25 New Balance  
\$ 340,548.52

Balance in Account\*\*\*: \$ 343,479.77

Recent Deposits: \_\_\_\_\_

Prepared by: Oksana Kuzmuk

Signature: 

Approved by: Ernesto Torres

Signature: \_\_\_\_\_



AP120W

ACCOUNTS PAYABLES CHECK REGISTER AS OF 3/31/2021  
001 CYPRESS BLUFF-GENERAL FUND

RUN DATE 3/04/2021 14.47.51  
CHECK DATE 3/04/2021

PAGE 1

## BANK A: CYPRESS BLUFF CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.	DISCOUNTS LOST
00051	20121	02012021	001-300-15500-10000		20121	81.25	.00	81.25			
DEPOSIT SP EVENT 7/3/21 PREPAID EXPENSES											
AIRTAT BODY ART						81.25	.00	81.25		000271	
00054	30421	03042021	001-320-57200-49400		30421	350.00	.00	350.00			
MAGIC SHOW 3/19/21 SPECIAL EVENTS											
ANDREW RATLIFF						350.00	.00	350.00		000272	
00050	30421	03042021	001-300-15500-10000		30421	300.00	.00	300.00			
SP EVENT 4/2/21 PREPAID EXPENSES											
ART-2-FACES, INC						300.00	.00	300.00		000273	
00057	30421	103	001-300-15500-10000		30421	175.00	.00	175.00			
50% COCTAIL CLASS 4/7/21 PREPAID EXPENSES											
DESTINY WHITEHEAD						175.00	.00	175.00		000274	
00048	30321	03032021	001-320-57200-49400		30321	200.00	.00	200.00			
LIVE MUSIC 3/3/21 SPECIAL EVENTS											
DYLAN GERARD						200.00	.00	200.00		000275	
00049	12721	40221	001-300-15500-10000		12721	400.00	.00	400.00			
COMEDY MAGIC SHOW 4/2/21 PREPAID EXPENSES											
MARK ALAN MAGIC, LLC						400.00	.00	400.00		000276	
00060	20321	157	001-300-15500-10000		20321	250.00	.00	250.00			
APRIL FOOD TRUCK EVENT PREPAID EXPENSES											
MARY KATHERINE FAIR						250.00	.00	250.00		000277	
00059	21021	90521	001-300-15500-10000		21021	750.00	.00	750.00			
50% SP EVENT 9/5/21 PREPAID EXPENSES											
PRINCE PELE'S POLYNESIAN REVUE						750.00	.00	750.00		000278	
00058	21721	02172021	001-300-15500-10000		21721	425.00	.00	425.00			
SP EVENT 7/24/21 PREPAID EXPENSES											
RYTHMTRAIL ENETERTAINMENT, INC						425.00	.00	425.00		000279	
CYPRESS BLUFF CDD						2,931.25	.00	2,931.25			.00
CYPRESS BLUFF-GENERAL FUND						2,931.25	.00	2,931.25			.00

CYBL -CYPRESS BLUF' OKUZMUK

RECEIVED

FEB 02 2021

904-434-6866

2028 Mealy Lane Jax, FL 32233

*Airtat Body Art.com*

*Temporary Airbrush Tattoos*



### BOOKING AGREEMENT

1. This Agreement made on this day of Jan. 29, 2021 between Marcy Pollicino referred to as **Client** and Airtat hereafter referred to as **Artist**.

2. For Client: **Authorized Purchaser:** etown Community Manager Marcy Pollicino 904-527-1081  
mpollicino@vestapropertyservices.com

3. For Events (date, time, place): July 3, 2021. 11-2 p.m.

4. Type of Performance: July 4th party 1 airbrush tattoo artist

5. For the Agreed Rate: \$125 x 3 = \$325      **Deposit: = \$81.25**      **Balance=\$243.75**

6. Payment Method: A deposit of the total fee is due 30 days prior to event. Any remaining balance shall be paid to Agent by a business check or cash prior to event starting.

6.) Payment Method: Any remaining balance shall be paid to Agent by cash or business check prior to event starting. Credit card payments are accepted via Square Up with a small fee of 2.75% swiped transactions & 3.5%+.15c for transactions manually entered.

7.) **Artist(s) are Independent Contractors:** Artist is responsible for paying all applicable taxes. Client shall hold Airtat blameless for any damage to persons or property caused by Artist. Artist accepts full responsibility for his or her actions while employed by Client.

8.) **Agent/Artist(s) Limited Liability/Force Majeure:** Artist/Agent will refund all fees and commissions paid by Client in the event of non-performance by Artist. Artist/Agent shall not be held responsible for damages above the amount of the agreed rate of pay. This Agreement is void in case of natural disaster, acts of god, and acts of war, fire, and/or riots, which are beyond reasonable control of either party. Inclement weather is cause for cancellation only by agreement of **both** parties no less than 24 hours prior to event. In case of cancellation due to inclement weather, contract date will be rescheduled to take place within one year and the original terms of this agreement remain intact. Cancellation without cause by either party must be made in writing and delivered via certified mail at least 21 days in advance.

9.) **Severability:** If any provision of this agreement is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms shall not be affected; and the rights and obligations of the parties shall be construed and enforced as if the agreement did not contain the particular provision held to be invalid.

10.) **Court of Jurisdiction/Remedies:** This contract shall be governed and construed in accordance with the laws of the State of Florida, and any litigation arising out of this agreement shall be conducted in the courts of the State of Florida.

11.) **Special Provisions:** Artist to arrive at event 30-45 minutes prior to performance time.

**Please sign and return one (1) copy to confirm Agreement as outlined above.**

Please keep one (1) copy

Agent/Artist sign and date  
Authorized Purchaser sign and date  
AirtatBodyart

*Marcy Pollicino* 2-1-21

RECEIVED

FEB 01 2021

Andrew Ratliff  
2778 Taylor Hill Drive  
Jacksonville, FL 32221  
904.923.7194  
[AndrewRatliff17@yahoo.com](mailto:AndrewRatliff17@yahoo.com)

Event Date: Friday March 19, 2021 from 8:00 pm – 9:00 pm

Client: Cypress Bluff CDD

Point of Contact: Marcy Pollicino  
[mpollicino@vestapropertyservices.com](mailto:mpollicino@vestapropertyservices.com)  
904.527.1081

5-1 (A)  
1.320.572.494

Event Location: 10571 eTown Parkway, Jacksonville, FL 32256

Services to be Performed: Two-person adult Magic show. Performers will provide light and sound. Venue to provide access to electrical outlets and space to perform show with seating for guests.

Compensation is \$350. Payment can be made with cash or business check, preferably on or before the event date. Business checks can be made payable to Andrew Ratliff.

Checks can be mailed to: 2778 Taylor Hill Drive, Jacksonville, FL 32221

Thank you for your business!

## Art-Z-Faces, Inc

## Client Event Information Page

Welcome! As a value added to you, our valued customers, we are happy to provide you with this information page. This page will always be available to you, so please save the link.

Below you will find information regarding our services. Specifically, you may be prompted to accept our service agreement, the accepted agreement will remain here for your reference later. Additionally you will see information regarding payment methods, expanded contact information, as well as feedback forms.

Thank you again, it is a pleasure for us to serve you!

RECEIVED

FEB 02 2021

**Prepared for:**

Marcy Pollicino  
eTown Community

**Event Time & Place:**

April 2, 2021 - Friday  
5:00 PM to 7:00 PM  
ReCHARGE Amenity Center

5:00 (A)  
1,300.155.100

**Agreement of Services:**

[View Agreement](#)

**Payment Information:**

Event balance: \$300.00 due April 2, 2021

Make check payable to: Art-Z-Faces



PayPal Amount  
\$ 300.00

## Contact Us:

Event Feedback   Book Another Event

## Contact Information:

Mailing address: Art-Z-Faces, Inc  
1760 Shadowood Lane Suite 402  
Jacksonville, FL 32207  
United States

Phone: (904) 607-1197

Webpage: <http://www.Art-Z-Faces.com>

Email: [artzfacesjax@gmail.com](mailto:artzfacesjax@gmail.com)

*Client Information Page* | [Contact Art-Z-Faces, Inc](#) | [Art-Z-Faces, Inc Home](#)



RECEIVED

INVOICE

#0000103

Mr. Barntenderr

3545 St Johns Bluff Rd South #158  
Jacksonville, FL 32224

FEB 18 2021

Balance Due  
**\$350.00 USD**

To:

Cypress Bluff CDD

Date of Issue: 02/02/2021

Due  
Date: 02/03/2021

Service or Product

Quantity

Price/Rate

Total

Cocktail Creation Class  
1hr 20-40 People

1.0

\$350.00 USD

\$350.00 USD

SUBTOTAL

\$350.00 USD

GRAND TOTAL

\$350.00 USD

Notes:

Only \$175 is due as a non-refundable Deposit

Powered by Townsquare Engage

57-11

201.300.155.700

Dylan Gerard

1323 Azalea Dr  
Jacksonville, FL 32205  
(904)7558190

RECEIVED

FEB 15 2021

INVOICE

DATE: MARCH 3, 2021

TO:

**ReCHARGE Amenity Center**

10571 eTown Parkway,  
Jacksonville, FL 32256

Live entertainment/music ..... \$200.00

4/8 (A)

1. 820.572.494

# ***Mark Alan Magic, LLC***

**36 Wild Egret lane  
St. Augustine, FL 32086  
904-540-5084  
www.markalanmagic.net**

RECEIVED

FEB 01 2021

**Client: Cypress Bluff CDD @ ETown  
10571 ETown Parkway Jacksonville fl 32256**

**Contact: Marcy Pollicino**

**Invoice: 040221**

**Date: 1/27/21**

Date of Performance	Service:	Cost
4/2/2021	Stand-Up Comedy Magic Show	\$400
Total		\$400

**\*Please make payment to Mark Alan Magic, LLC  
Payment accepted in full in advance or upon arrival on the day  
of performance. Please let me know if you are paying with  
Check or Credit Card**

**Thanks, Mark**

1/9 (A)  
1,800.155.100



# INVOICE

From:

**Katie Fair**

364 9th Street

Atlantic Beach, FL 32233

850.292.2550

Invoice For: **E-Town**

10571 eTown Parkway

Jacksonville, FL 32256

(904) 527-1081

Invoice ID

**157**

Issue Date

**2/3/21**

Due Date

**4/16/21**

Terms

Due upon service completion

RECEIVED

FEB 04 2021

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Live Music for Amenity Center	2 Hours	N/A	\$250.00
SUBTOTAL			\$250.00
TAX RATE			
TAX			
AMOUNT DUE			\$250.00

60 (A)  
1,300 / 55.100



Prince Pele's Polynesian Revue  
Hula-Show.com

(904) 699-3472

RECEIVED

FEB 11 2021

**\$ INVOICE \$**

February 10, 2021

INVOICE NO: 90521

**PAYEE:**

**PRINCE PELE'S POLYNESIAN REVUE**  
Blesila Fuata  
1132 Hyacinth St.  
St. Augustine, FL 32092

FEDERAL EMPLOYER ID NUMBER: 59-6587125

TYPE OF SERVICE: Entertainment for eTown Community

FEE FOR SERVICES RENDERED: \$1,500.00

DEPOSIT \$ 750.00 (Due by March 10, 2021)

**BALANCE : \$ 750.00 DUE ON DATE OF EVENT**

DATE OF SERVICE (to be) PERFORM (ed): Sunday, September 05, 2021

59 (A)  
1,300.15.100

FEB 19 2021

## ENTERTAINMENT/DJ CONTRACT

Agreement made this date 02/17/2021 between eTown, ReCHARGE Amenity Center, 10571 eTown Parkway, Jacksonville, FL 32256 represented by Marcy Pollicino (Community Manager) (hereinafter referred to as the) "CLIENT" and RYTHMTRAIL represented by Ephraim Adams (President) (hereinafter referred to as the) "ARTIST/AGENT." The CLIENT hereby engages the ARTIST/AGENT and the ARTIST/AGENT hereby agrees to perform the engagement hereinafter provided, upon all the terms and conditions herein set forth including "Additional Terms and Conditions."

1. EVENT CLIENT eTown, ReCHARGE Amenity Center  
Attn Marcy Pollicino  
(Community Manager)
2. SERVICE REQUESTED Solo Steel Drum Band for  
Community Event
3. DATE OF ENGAGEMENT July 24 2021
4. PLACE OF ENGAGEMENT eTown, ReCHARGE Amenity Center  
10571 eTown Parkway  
Jacksonville, FL 32256
5. HOURS OF ENGAGEMENT 1:00 pm to 3:00 pm
6. FULL PRICE AGREED UPON \$425.00 (Four hundred & twenty five dollars)

7. PAYMENT: \$425.00 Fifty percent of the agreed sum to be paid along with signed contract to be executed within 24 hours from the date of this contract in order to secure the date. Amount of (212.50) Payable by credit card, bank card, money order or corporate check) To pay the deposit by credit card click on the link in the email [www.rythmtrail.com/payment](http://www.rythmtrail.com/payment) follow the prompts to make the payment. To pay by money order OR corporate check, make payment to RythmTrail and mail to 729 Primrose Willow Way, Apopka, FL 32712 NO PERSONAL CHECKS

The balance is due one day before the event.

I understand that my signature on this contract will serve as authorized signature on the credit card charge slip

Client Initial 

Artist/Agent Initial \_\_\_\_\_

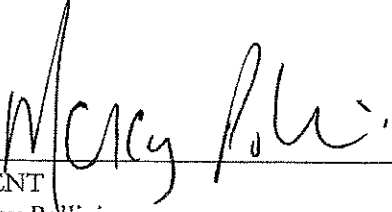
58 (A)  
1,800.155.100

8. SPECIAL PROVISIONS: CLIENT must provide a working electrical power outlet (**except for short events on the beach such as wedding ceremonies**) and covered location period be it rain or sun (a beach umbrella or small tent will work)

9. CANCELLATION AND REFUNDS: Entertainers depend on bookings to earn a livelihood, Entertainment CANNOT be canceled once booked, If the booking is canceled by the client the full amount is due to the Entertainer. In the event of Hurricanes or other natural disasters the event may be rescheduled but **NOT** canceled.

10. If any provisions of this Contract are determined to be void or unenforceable, the remaining Provisions hereof shall be bound by said terms and conditions herein.

11. By signing this contract, CLIENT acknowledges having read and agreed to all terms and Conditions herein.

x   
\_\_\_\_\_  
CLIENT  
Marcy Pollicino  
Community Manager  
eTown, ReCHARGE Amenity Center  
10571 eTown Parkway  
Jacksonville, FL 32256

x \_\_\_\_\_  
ARTIST/AGENT  
Ephraim Adams  
President  
RythmTrail  
729 Primrose Willow Way  
Apopka, FL 32712

# Check Approval Form

Date: March 5, 2021

District: Cypress Bluff CDD

Fund Code: 1

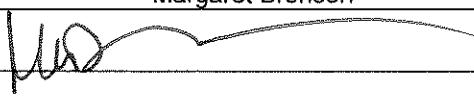
Beginning Check #: 280

Ending Check #: 284

Total Amount of Checks: \$ 1,308.73 New Balance  
Balance in Account\*\*\*: \$ 340,548.52 \$ 339,239.79

Recent Deposits: \_\_\_\_\_

Prepared by: Margaret Bronson

Signature: 

Approved by: Ernesto Torres

Signature: \_\_\_\_\_

## BANK A: CYPRESS BLUFF CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK NO.	DISCOUNTS LOST
00006	20921	196947	001-310-51300-31100		20921	545.75	.00	545.75		
			JAN PROFESSIONAL SERVICES ENGINEERING FEES			545.75	.00	545.75	000280	
			ENGLAND, THIMS & MILLER, INC.							
00006	21021	196981	001-310-51300-31100		21021	162.00	.00	162.00		
			JAN PROFESSIONAL SERVICES ENGINEERING FEES			162.00	.00	162.00	000281	
			ENGLAND, THIMS & MILLER, INC.							
00018	22321	29973017	001-320-57200-46000		22321	155.48	.00	155.48		
			WARNING SIGNS REPAIRS AND MAINTENANCE			155.48	.00	155.48	000282	
			FAST SIGNS #171701							
00002	21521	21-01057	001-310-51300-48000		21521	150.50	.00	150.50		
			NOTICE OF MEETING 2/15 LEGAL ADVERTISING			150.50	.00	150.50	000283	
			JACKSONVILLE DAILY RECORD							
00061	20121	122006	001-320-57200-49400		20121	295.00	.00	295.00		
			EVENT 3/5/21 SPECIAL EVENTS			295.00	.00	295.00	000284	
			PROGRESSIVE ENTERTAINMENT							
			CYPRESS BLUFF CDD			1,308.73	.00	1,308.73		.00
			CYPRESS BLUFF-GENERAL FUND			1,308.73	.00	1,308.73		.00

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-842-8990 • fax 904-846-9485  
CA-00003541 LC-00003116



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

February 10, 2021  
Project No: 13102.26003  
Invoice No: 0196981

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

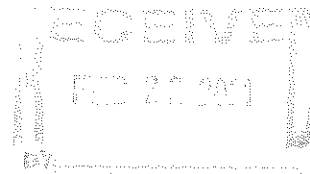
Services this month include:  
1. Preparation of acquisition package

Thank you,  
Brad

**Professional Services rendered through January 31, 2021**

**Professional Personnel**

		Hours	Rate	Amount
Administrative Support				
Blair, Shelley	1/23/2021	2.00	81.00	162.00
Totals		2.00		162.00
<b>Total Labor</b>				<b>162.00</b>
<b>Invoice Total this Period</b>				<b>\$162.00</b>



**England-Thims & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel: 904-642-6990 • Fax: 904-640-9485  
CA-00002584 LC-0000316





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 73017

2/23/2021

Salesperson: sales@fsonbaymeadows.com

Customer: Cypress Bluff Community Development

ph: (904) 527-1081

Contact: Marcy Pollicino

Customer: 14894

Description: Warning Signs

Sales Person: Kimberly Brown

Clerk: Kimberly Brown

Email: recharge@etownjax.com

	Product	Qty	Sides	H x W	Unit Cost	Item Total
1	High Quality Output to Rigid Mat.	2	1	12 x 12	\$77.74	\$155.48

Color: 4/0

Description: Printed 3M Vinyl with 3M Uv Laminate Mounted to 3Mil Polymetal

Text: (1) No Lifeguard On Duty

(1) Florida Wildlife May Be Present

18A

1-320-57200-416000

RECEIVED

FEB 24 2021

Other Payments:

Shipping Notes:

Form of Payment / Amount / Initials

Notes:

Line Item Total:	\$155.48
Tax Exempt Amt:	\$155.48
Subtotal:	\$155.48
Taxes:	\$0.00
Total:	\$155.48
Total Payments:	\$0.00
Balance Due:	\$155.48

Payment due within 30 days of pick-up.

ATTN: Marcy Pollicino

Cypress Bluff Community Development

475 W. Town Place

Suite 114

St. Augustine, FL 32092

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

February 15, 2021

RECEIVED

Date

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

FEB 15 2021

Z/A

Norm 2/15

1-310-51300-48000

Payment Due Upon Receipt

Serial #	21-01057D	PO/File #		\$150.50
Notice of Regular Meeting of the Board of Supervisors				Amount Due
				Amount Paid
Cypress Bluff Community Development District				\$150.50
				Payment Due
Case Number				
Publication Dates	2/15			
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).*

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.***

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

**DEVELOPMENT DISTRICT**

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, February 23, 2021 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

While it may be necessary to hold the above referenced meeting of the District's Board of Supervisors during the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting and obtain information about how the meeting will occur should refer to the District's website, [www.CypressBluffCDD.com](http://www.CypressBluffCDD.com) or contact the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or [jerry@gmsnf.com](mailto:jerry@gmsnf.com) to obtain access information. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the meeting at (904) 940-5850 or [jerry@gmsnf.com](mailto:jerry@gmsnf.com) to facilitate the Board's consideration of such questions and comments during the meeting. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be con-

tinued to a date, time, and place to be specified on the record at such Meeting.

An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, [jerry@gmsnf.com](mailto:jerry@gmsnf.com) ("District Manager's Office") during normal business hours, and is also expected to be available on the District's website, [www.CypressBluffCDD.com](http://www.CypressBluffCDD.com) at least seven days prior to the meeting.

Any person requiring special accommodations at the 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings 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.

If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or [jerry@gmsnf.com](mailto:jerry@gmsnf.com) for further accommodations.

Jim Perry  
District Manager

Feb. 15 00(21-01057D)



Total Entertainment Services

## Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: [bookme@progressiveent.com](mailto:bookme@progressiveent.com)

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

**Invoice date:** 2/1/2021

**Invoice #** 122006

**Terms:** At event

**PO#**

**Customer name:** Cypress Bluff CDD (e-Town)

**Event type:** Movie Night

**Billing address:** 10571 eTown Parkway, Jacksonville, FL 32256

**Original contact person:** Marcy Pollicino **Wk:** 527-1081 **Cell:** 904-710-9348 **E-mail/ fax:** [mpollicino@vestapropertyservices.com](mailto:mpollicino@vestapropertyservices.com)

**At event contacts with cell:** Same

**Event date:** Friday March 5, 2021

**Hours of event:** 6:45 pm- movie end

**Hours of service:** Same

**Approximate set up time:** Between: 5:00 and 5:30 pm

**Location name and address:** Same

**Where to set up at location:** TBA

**Power within 75':** Yes

**Set up-grass or pavement:**

**Water within 75':** N/A

**Covered area for entertainer:** n/a

**Notes:**

**SERVICES NEEDED:**

\* 20' Inflatable Movie System with complete projection and sound and onsite technician

**Reg. Rate \$** 350.00

**Your Cost \$** 295.00

**Total Savings \$** 55.00

1.32.572.494

61

**Sub Total:** \$ 295.00

**Sales Tax:** \$ -

**Invoice Total:** \$ 295.00

**50 % Deposit required** \$ -

**Balance due at set up** \$ 295.00

**Payments received** \$ -

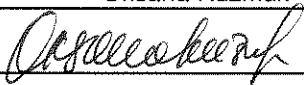
**Current Balance** \$ 295.00

**CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY**

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

**Customer signature required x** \_\_\_\_\_ **Date:** \_\_\_\_\_

# Check Approval Form

Date:	March 8, 2021	
District:	Cypress Bluff CDD	
Fund Code:	1	
Beginning Check #:	285	
Ending Check #:	289	
Total Amount of Checks:	\$ 446,414.78	New Balance
Balance in Account***:	\$ 925,591.52	\$ 479,176.74
Recent Deposits:		
Prepared by:	Oksana Kuzmuk	
Signature:		
Approved by:	Ernesto Torres	
Signature:		

AP120W

ACCOUNTS PAYABLES CHECK REGISTER AS OF 3/31/2021  
001 CYPRESS BLUFF-GENERAL FUND

RUN DATE 3/08/2021 10.06.43  
CHECK DATE 3/08/2021

PAGE 1

## BANK A: CYPRESS BLUFF CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	CHECK NO.	DISCOUNTS LOST
00005	30621	03062021	001-300-20700-10100			30621	8,518.67	.00	8,518.67			
JAN ASSMT COLLECTION FEES DUE TO GMS/ASSMT BILLING FEES												
GOVERNMENTAL MANAGEMENT SERVICES							8,518.67	.00	8,518.67		000285	
00005	30621	03062021	001-300-20700-10100			30621	51.81	.00	51.81			
FEB ASSMT COLLECTION FEES DUE TO GMS/ASSMT BILLING FEES												
GOVERNMENTAL MANAGEMENT SERVICES							51.81	.00	51.81		000286	
00013	30621	03062021	001-300-20700-10000			30621	127,884.77	.00	127,884.77			
FY21 DEBT ASSMT SE 2019 DUE TO DEBT SERVICE SE2019												
THE BANK OF NEW YORK MELLON							127,884.77	.00	127,884.77		000287	
00013	30621	03062021	001-300-20700-10020			30621	187,665.46	.00	187,665.46			
FY21 DEBT ASSMT SE 2020A DUE TO DEBT SERVICE SE2020A												
THE BANK OF NEW YORK MELLON							187,665.46	.00	187,665.46		000288	
00013	30621	03062021	001-300-20700-10010			30621	122,294.07	.00	122,294.07			
FY21 DEBT ASSMT SE 2020 DUE TO DEBT SERVICE SE2020												
THE BANK OF NEW YORK MELLON							122,294.07	.00	122,294.07		000289	
CYPRESS BLUFF CDD							446,414.78	.00	446,414.78			.00
CYPRESS BLUFF-GENERAL FUND							446,414.78	.00	446,414.78			.00

CYBL -CYPRESS BLUF' OKUZMUK

**Cypress Bluff**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

RECEIVED

MAR 06 2021  
RECEIVED

MAR 06 2021

**Check Request**

Date	Amount	Authorized By
March 6, 2021	\$51.81	Oksana Kuzmuk

Payable to:

Governmental Management Services, LLC #5
--

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10100
------	---------------------

Intended Use of Funds Requested:

FEB 2021 Assmt Collection Fees
(Attach supporting documentation for request.)

**Cypress Bluff**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RECEIVED**

MAR 06 2021

**General Fund**

**Check Request**

Date	Amount	Authorized By
March 6, 2021	\$8,518.67	Oksana Kuzmuk

Payable to:

Governmental Management Services, LLC #5
--

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10100
------	---------------------

Intended Use of Funds Requested:

JAN 2021 Assmt Collection Fees
(Attach supporting documentation for request.)



**Cypress Bluff**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RECEIVED**

MAR 06 2021

**General Fund**

**Check Request**

Date	Amount	Authorized By
March 6, 2021	\$127,884.77	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13
---------------------------------

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10000
------	---------------------

Intended Use of Funds Requested:

FY21 Debt Assessment SE 2019
(Attach supporting documentation for request.)

**Cypress Bluff**  
**COMMUNITY DEVELOPMENT DISTRICT**

**General Fund**

RECEIVED

MAR 06 2021

**Check Request**

Date	Amount	Authorized By
March 6, 2021	\$187,665.46	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13
---------------------------------

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10020
------	---------------------

Intended Use of Funds Requested:

FY21 Debt Assessment SE 2020A
(Attach supporting documentation for request.)

**Cypress Bluff**  
**COMMUNITY DEVELOPMENT DISTRICT**

RECEIVED

MAR 06 2021

**General Fund**

**Check Request**

Date	Amount	Authorized By
March 6, 2021	\$122,294.07	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13
---------------------------------

Date Check Needed:


Budget Category:

ASAP	001.300.20700.10010
------	---------------------

Intended Use of Funds Requested:

FY21 Debt Assessment SE 2020
(Attach supporting documentation for request.)

# Check Approval Form

Date:	March 8, 2021	
District:	Cypress Bluff CDD	
Fund Code:	1	
Beginning Check #:	290	
Ending Check #:	290	
Total Amount of Checks:	\$ 300,000.00	New Balance
Balance in Account***:	\$ 479,176.74	\$ 179,176.74
Recent Deposits:		
Prepared by:	Oksana Kuzmuk	
Signature:		
Approved by:	Ernesto Torres	
Signature:		

AP120W

ACCOUNTS PAYABLES CHECK REGISTER AS OF 3/31/2021  
001 CYPRESS BLUFF-GENERAL FUNDRUN DATE 3/08/2021 10.36.17  
CHECK DATE 3/08/2021

PAGE 1

## BANK A: CYPRESS BLUFF CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	CHECK NO.	DISCOUNTS LOST
00019	30821	03082021	001-300-15100-10000			30821	300,000.00	.00	300,000.00			
FY21	CAP RES	FUNDING	INVESTMENT- SBA									
			CYPRESS BLUFF CDD C/O SBA				300,000.00	.00	300,000.00		000290	
			CYPRESS BLUFF CDD				300,000.00	.00	300,000.00			.00
			CYPRESS BLUFF-GENERAL FUND				300,000.00	.00	300,000.00			.00

CYBL -CYPRESS BLUF' OKUZMUK

**Cypress Bluff**  
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED

*General Fund*

MAR 08 2021

**Check Request**

Date	Amount	Authorized By
March 8, 2021	\$300,000.00	Jim Perry

Payable to:

Cypress Bluff CDD c/o SBA #19
-------------------------------

Date Check Needed:

Budget Category:


ASAP	001.300.15100.10000
------	---------------------

Intended Use of Funds Requested:

FY21 Capital Reserve Funding c/o SBA
(Attach supporting documentation for request.)

# Check Approval Form

General Fund

Date:	March 15, 2021	
District:	Cypress Bluff CDD	
Fund Code:	1	
Beginning Check #:	291	
Ending Check #:	297	
Total Amount of Checks:	\$ 14,232.69	New Balance
Balance in Account***:	\$ 179,176.74	\$ 164,944.05
Recent Deposits:		
Prepared by:	Margaret Bronson	
Signature:		
Approved by:	Jim Perry	
Signature:		

## BANK A: CYPRESS BLUFF CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.	DISCOUNTS LOST
00007	13121	120610	001-310-51300-31500		13121	865.00	.00	865.00			
		JAN GENERAL COUNSEL	ATTORNEY FEES								
		HOPPING GREEN & SAMS				865.00	.00	865.00		000291	
00063	30221	84087737	001-320-57200-46000		30221	593.52	.00	593.52			
		PROMOTIONAL STANDS	REPAIRS AND MAINTENANCE								
		SIGMA MARKETING				593.52	.00	593.52		000292	
00012	30321	2132	001-320-57200-46400		30321	59.59	.00	59.59			
		IRRIGATION REPAIRS	IRRIGATION REPAIRS								
		SUN STATE NURSERY				59.59	.00	59.59		000293	
00055	12121	7252720	001-320-57200-47000		12121	120.00	.00	120.00			
		JAN PEST CONTROL	PEST CONTROL								
		TURNER PEST CONTROL				120.00	.00	120.00		000294	
00055	12121	7252724	001-320-57200-47000		12121	120.00	.00	120.00			
		JAN FIRE ANT CONTROL	PEST CONTROL								
		TURNER PEST CONTROL				120.00	.00	120.00		000295	
00055	21721	7280226	001-320-57200-47000		21721	120.00	.00	120.00			
		FEB PEST CONTROL	PEST CONTROL								
		TURNER PEST CONTROL				120.00	.00	120.00		000296	
00037	30121	380562	001-320-57200-45000		30121	8,030.42	.00	8,030.42			
		MAR AMENITY MANAGER	AMENITY MANAGER								
00037	30121	380562	001-320-57200-45100		30121	741.27	.00	741.27			
		MAR FACILITY ATTENDANT	FACILITY ATTENDANT								
00037	30121	380562	001-320-57200-46800		30121	864.81	.00	864.81			
		MAR POOL MAINTENANCE	POOL MAINTENANCE								
00037	30121	380562	001-320-57200-46200		30121	864.81	.00	864.81			
		MAR JANITORIAL	JANITORIAL SERVICE								
00037	30121	380562	001-320-57200-34000		30121	1,112.00	.00	1,112.00			
		MAR LIFESTYLE	LIFESTYLE COORDINATOR								
00037	30121	380562	001-320-57200-46600		30121	741.27	.00	741.27			
		MAR MAINTENANCE	FACILITY MAINTENANCE								
		VESTA PROPERTY SERVICES, INC.				12,354.58	.00	12,354.58		000297	
		CYPRESS BLUFF CDD				14,232.69	.00	14,232.69			.00
		CYPRESS BLUFF-GENERAL FUND				14,232.69	.00	14,232.69			.00

CYBL -CYPRESS BLUF' MBRONSON



# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

February 28, 2021

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

Bill Number 120610  
Billed through 01/31/2021

General Counsel  
CBCDD 00001 KSB

### FOR PROFESSIONAL SERVICES RENDERED

01/05/21	MKR	Review applicability of e-verify law, effective January 1, 2021.	0.10 hrs
01/13/21	KSB	Confer with district manager regarding agenda items.	0.30 hrs
01/20/21	KSB	Prepare for board meeting; review agenda items; review correspondence relating to escrowed funds; confer with D. Ray.	1.20 hrs
01/21/21	KEM	Prepare resolution adopting amenity rates; confer with district manager.	0.80 hrs
01/26/21	KSB	Prepare for and attend board meeting.	1.20 hrs
Total fees for this matter			\$865.00



### MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.80 hrs	125 /hr	\$100.00
Buchanan, Katie S.	2.70 hrs	275 /hr	\$742.50
Rigoni, Michelle K.	0.10 hrs	225 /hr	\$22.50

TOTAL FEES \$865.00

**TOTAL CHARGES FOR THIS MATTER \$865.00**

### BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.80 hrs	125 /hr	\$100.00
Buchanan, Katie S.	2.70 hrs	275 /hr	\$742.50
Rigoni, Michelle K.	0.10 hrs	225 /hr	\$22.50

TOTAL FEES \$865.00

**TOTAL CHARGES FOR THIS BILL \$865.00**

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



1543 Kingsley Avenue  
Building 7  
Orange Park, FL 32073  
800-435-7844 / Fax: (904) 269-3957  
Fed Tax ID# 36-2436803

# INVOICE

Invoice #	84087737851
Invoice Date	3/2/2021
Terms	Net 10

Bill to:

**Cypress Bluff Community Development**

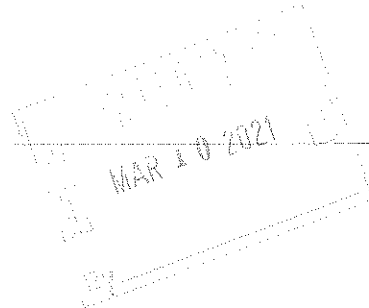
Attn: Accounts Payable / Marcy Pollicino  
475 West Town Place  
Suite 114  
St. Augustine FL 32092  
UNITED STATES  
FAX:

Customer #	SASI35263
Order #	ORD84087
Customer PO	
Ordered By	Marcy Pollicino

Delinquent accounts will be assessed 1.5% interest per month on unpaid balances. Accounts over 90 days may be turned over to collections.

Qty Ship	Product Description	Unit Price	Set Up Fee	Tax	Ext. Price
3	Minicade A-Frame outdoor promotion stands with dry-erase signs	\$153.000		\$0.00	\$459.00
DATE SHIPPED: 2/11/2021					
1	Art Charge for sign <i>Promotion stands</i>	\$65.000		\$0.00	\$65.00
SubTotal	\$524.00	Set Up		Tax	\$0.00
Postage/Shipping				\$69.52	TOTAL \$593.52

63A



**Balance DUE \$593.52**

Payment must be submitted in US Funds.  
Return lower portion with your payment.

01. 320,572.00.46.000

Please make Checks payable to Sigma Marketing

Invoice #	Invoice Date	Cust ID #	Company	Balance Due
84087737851	3/2/21	SASI35263	Cypress Bluff Community Development	\$593.52 US Funds

If you wish to pay by credit card, please complete the following information. Please note, a 2.5% credit card processing fee will be added to the invoice balance on all invoices that are 45+ days past due.

Check One:	<input type="checkbox"/> VISA	<input type="checkbox"/> MasterCard	<input type="checkbox"/> American Express	<input type="checkbox"/> Discover
Card Number:				
Name on Card:			Email for CC Receipt:	
Exp. Date:			Security CVV Code:	
Billing Address:				



## Maintenance Invoice

Invoice#: 2132

Date: 03/03/2021

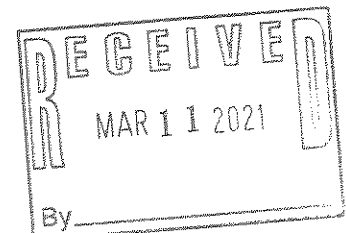
**Billed To:** Cypress Bluff CDD/E-Town Recharge Center  
11003 E-Town Parkway  
Jacksonville FL 32256

**For:** E-Town Recharge Center  
110003 E-Town Parkway  
Jacksonville FL 32256

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs				
6" RB 1800	1.00	3.43	3.43	N
1" Cap	1.00	1.16	1.16	N
Labor	1.00	55.00	55.00	N

12A  
1-320-572-464



**Mail all checks payable to Sun State Nursery, Inc.:**

9362 Phillips Highway  
Jacksonville FL 32256  
(904) 260-0811

**Amount Due**

**59.59**

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305  
www.turnerpest.com

Turner Pest Control  
8400 Baymeadows Way  
Suite 12  
Jacksonville, FL 32256  
904-355-5300

## Service Slip/Invoice

INVOICE: 7252720  
DATE: 1/21/2021  
ORDER: 7252720

Bill To: [415357]

Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work

Location:

[415357] 904-710-9348

Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work Date	Time	Target Pest	Technician	Time In
1/21/2021	01:22 PM			01:22 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/21/2021		03:05 PM

Service	Description	Price
---------	-------------	-------

CPCI

Commercial Pest Control - Initial Service

120.00

SUBTOTAL \$120.00  
TAX \$0.00  
AMT. PAID \$0.00  
TOTAL \$120.00

AMOUNT DUE \$120.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305  
www.turnerpest.com

Turner Pest Control  
8400 Baymeadows Way  
Suite 12  
Jacksonville, FL 32256  
904-355-5300

## Service Slip/Invoice

INVOICE: 7252724  
DATE: 1/21/2021  
ORDER: 7252724

Bill To: [415357]

Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work

Location:

[415357] 904-710-9348

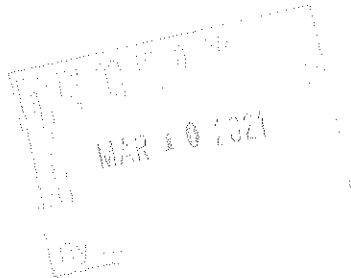
Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work Date	Time	Target Pest	Technician	Time In
1/21/2021	01:22 PM	FIRE ANT		01:22 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/21/2021		01:22 PM

Service	Description	Price
---------	-------------	-------

LANDOFA      TURNERGREEN - GUARANTEED FIRE ANT CONTROL      120.00

55 (A)  
1,820.572.480



SUBTOTAL	\$120.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$120.00

AMOUNT DUE      \$120.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305  
www.turnerpest.com

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8400 Baymeadows Way  
Suite 12  
Jacksonville, FL 32256  
904-355-5300

## Service Slip/Invoice

INVOICE: 7280226  
DATE: 2/17/2021  
ORDER: 7280226

Bill To: [415357]

Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work

Location:

[415357] 904-710-9348

Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work Date	Time	Target Pest	Technician	Time In
2/17/2021	12:21 PM	ANTS, ROACH, WASP		12:21 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/17/2021		01:24 PM

Service	Description	Price
---------	-------------	-------

CPCM

Commercial Pest Control - Monthly Service

120.00

SUBTOTAL	\$120.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$120.00

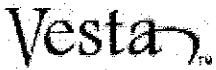
AMOUNT DUE \$120.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 380562  
Date 3/1/2021

Terms

Due Date

Memo Monthly fees

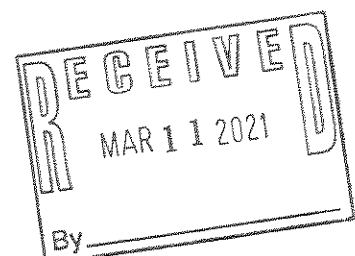
### Bill To

Cypress Bluff CDD  
c/o GMS LLC  
475 West Town Place, Suite 114  
St. Augustine FL 32092

37A

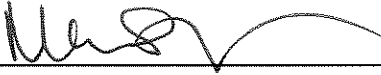
Description	Quantity	Rate	Amount
Amenity Manager <i>Mar 1.320.572.450.</i>	1	8,030.42	8,030.42
Facility Attendant <i>Mar 1.320.572.451</i>	1	741.27	741.27
Pool Maintenance <i>Mar 1.320.572.468</i>	1	864.81	864.81
Janitorial <i>Mar 1.320.572.462</i>	1	864.81	864.81
Lifestyle <i>Mar 1.320.572.340</i>	1	1,112.00	1,112.00
Maintenance <i>Mar 1.320.572.466</i>	1	741.27	741.27

Total \$12,354.58



# Check Approval Form

General Fund

Date:	March 24, 2021	
District:	Cypress Bluff CDD	
Fund Code:	1	
Beginning Check #:	298	
Ending Check #:	319	
Total Amount of Checks:	\$ 34,554.48	New Balance
Balance in Account***:	\$ 164,944.05	\$ 130,389.57
Recent Deposits:		
Prepared by:	Margaret Bronson	
Signature:		
Approved by:	Jim Perry	
Signature:		



## BANK A: CYPRESS BLUFF CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.	DISCOUNTS LOST
00002	31521	21-01767	001-310-51300-48000			31521	153.88	.00	153.88			
		NOTICE OF MEETING 3/23/21	LEGAL ADVERTISING									
		JACKSONVILLE DAILY RECORD					153.88	.00	153.88		000298	
00015	22621	009	001-320-57200-34000			22621	483.75	.00	483.75			
		FEB LIFESTYLE COORDINATOR	LIFESTYLE COORDINATOR									
		MARY GRACE BISHOP					483.75	.00	483.75		000299	
00015	22621	02262021	001-320-57200-49400			22621	86.60	.00	86.60			
		UNWIND WEDNESDAY	SPECIAL EVENTS									
00015	22621	02262021	001-320-57200-49400			22621	66.76	.00	66.76			
		FOOD TRUCK FRIDAY	SPECIAL EVENTS									
00015	22621	02262021	001-320-57200-49400			22621	15.96	.00	15.96			
		TRIVIA NIGHT (CANCELLED&R	SPECIAL EVENTS									
00015	22621	02262021	001-320-57200-49400		C	22621	19.15-	.00	19.15-			
		RETURN	SPECIAL EVENTS									
00015	22621	02262021	001-320-57200-49400		C	22621	11.71-	.00	11.71-			
		RETURN	SPECIAL EVENTS									
		MARY GRACE BISHOP					138.46	.00	138.46		000300	
00064	31521	BP640043	001-330-57200-46500			31521	332.76	.00	332.76			
		AMENITY CTR TAGS/UNIFORM	FITNESS R&M									
		NORTH POINT PROMOTIONS, INC DBA					332.76	.00	332.76		000301	
00065	20321	15134A	001-330-57200-46500			20321	75.00	.00	75.00			
		EQUIPMENT MOVE: 2 TECHS	FITNESS R&M									
		SOUTHEAST FITNESS REPAIR					75.00	.00	75.00		000302	
00012	30121	2068	001-320-57200-46100			30121	6,027.00	.00	6,027.00			
		MAR LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE									
		SUN STATE NURSERY					6,027.00	.00	6,027.00		000303	
00012	30121	2069	001-320-57200-46100			30121	14,210.00	.00	14,210.00			
		MAR LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE									
		SUN STATE NURSERY					14,210.00	.00	14,210.00		000304	
00012	30321	2133	001-320-57200-46400			30321	67.00	.00	67.00			
		IRRIGATION REPAIRS	IRRIGATION REPAIRS									
		SUN STATE NURSERY					67.00	.00	67.00		000305	
00055	31521	7352634	001-320-57200-47000			31521	120.00	.00	120.00			
		MAR PEST CONTROL	PEST CONTROL									
		TURNER PEST CONTROL					120.00	.00	120.00		000306	

CYBL -CYPRESS BLUF' MBRONSON

## BANK A: CYPRESS BLUFF CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.	DISCOUNTS LOST
00056	70120	6548-1	001-320-57200-46010		70120	11,840.17	.00	11,840.17			
RG SKINNER		WASHOUT REPAIR	R&M-GROUNDS								
		VALLENCOURT CONSTRUCTION CO. INC.				11,840.17	.00	11,840.17		000307	
00062	120820	21615726	001-330-57200-46500		120820	178.64	.00	178.64			
WIPES REF PURLL		SANITIZG	FITNESS R&M								
		W.B. MASON CO., INC.				178.64	.00	178.64		000308	
00062	120920	21621141	001-330-57200-46500		120920	12.29	.00	12.29			
LINER 30 GAL		1.1 MIL DRAW	FITNESS R&M								
		W.B. MASON CO., INC.				12.29	.00	12.29		000309	
00062	121020	21625073	001-330-57200-46500		121020	249.99	.00	249.99			
WIPE STAND W		TRASH, STAIN	FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	26.99	.00	26.99			
TOWEL, SCOTT, PERF,		KTCHN	FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	41.99	.00	41.99			
LINER WASTE			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	11.54	.00	11.54			
DRAWSTRING KITCHEN			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	44.99	.00	44.99			
TOILET TISSUE			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	48.36	.00	48.36			
SIGN, CAUTION			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	13.99	.00	13.99			
URINAL BLOCK W. SCREEN			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	18.38	.00	18.38			
MEDIUM POWDER FREE GLOVES			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	18.38	.00	18.38			
LARGE POWDER FREE GLOVES			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	38.99	.00	38.99			
FIRST AID KIT, BULK			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	29.99	.00	29.99			
BUCKET, PLAS, DBLE, UTIL			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	9.00	.00	9.00			
PLUNGER, TOILET INDUSTRIA			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	40.48	.00	40.48			
SOAP, LQD, SAFEGUARD, ANTI			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500		121020	16.49	.00	16.49			
BAG, WAXED F/SNTRY RECPTC			FITNESS R&M								
00062	121020	21625073	001-330-57200-46500	C	121020	249.99-	.00	249.99-			
CR8720437			FITNESS R&M								
		W.B. MASON CO., INC.				359.57	.00	359.57		000310	
00062	121520	21637282	001-330-57200-46500		121520	22.99	.00	22.99			
FACE MASK 3 PLY SURGICAL			FITNESS R&M								
		W.B. MASON CO., INC.				22.99	.00	22.99		000311	

CYBL -CYPRESS BLUF' MBRONSON

## BANK A: CYPRESS BLUFF CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.	DISCOUNTS LOST
00062	121520	21638368	001-330-57200-46500			121520	19.99	.00	19.99			
			HANDLE 60" GRIPPER									
			FITNESS R&M									
00062	121520	21638368	001-330-57200-46500			121520	62.49	.00	62.49			
			BUCKET SP WRN									
			FITNESS R&M									
00062	121520	21638368	001-330-57200-46500			121520	57.99	.00	57.99			
			KEY CONTROL CABINET									
			FITNESS R&M									
00062	121520	21638368	001-330-57200-46500			121520	76.99	.00	76.99			
			PHONE DS6151 VTECH B/S									
			FITNESS R&M									
00062	121520	21638368	001-330-57200-46500			121520	4.99	.00	4.99			
			CABLE CAT5E									
			FITNESS R&M									
00062	121520	21638368	001-330-57200-46500			121520	9.52	.00	9.52			
			SCISSORS TITANIUM 8" BENT									
			FITNESS R&M									
			W.B. MASON CO., INC.				231.97	.00	231.97		000312	
00062	121620	21641567	001-330-57200-46500			121620	13.84	.00	13.84			
			MOP WET SHRINKLESS WE									
			FITNESS R&M									
			W.B. MASON CO., INC.				13.84	.00	13.84		000313	
00062	121720	21645719	001-330-57200-46500			121720	13.89	.00	13.89			
			PLUNGER TURBO BWLBRSH WH									
			FITNESS R&M									
			W.B. MASON CO., INC.				13.89	.00	13.89		000314	
00062	122220	21654437	001-330-57200-46500			122220	39.98	.00	39.98			
			HAD SANITIZER 64OZ 6CT									
			FITNESS R&M									
			W.B. MASON CO., INC.				39.98	.00	39.98		000315	
00062	122920	21666556	001-330-57200-46500			122920	5.79	.00	5.79			
			DUST PAN 12ETAL 20 GAGE B									
			FITNESS R&M									
00062	122920	21666556	001-330-57200-46500			122920	3.05	.00	3.05			
			BRUSH TOILET BOWL									
			FITNESS R&M									
00062	122920	21666556	001-330-57200-46500			122920	2.61	.00	2.61			
			TOILET BOWL BRUSH HOLDER									
			FITNESS R&M									
00062	122920	21666556	001-330-57200-46500			122920	20.97	.00	20.97			
			WET JET REFILL 1.25 L									
			FITNESS R&M									
00062	122920	21666556	001-330-57200-46500			122920	8.39	.00	8.39			
			MOP SWIFFER WET PAD									
			FITNESS R&M									
00062	122920	21666556	001-330-57200-46500			122920	9.42	.00	9.42			
			WASTEBASKET PLAS 15 BK									
			FITNESS R&M									
			W.B. MASON CO., INC.				50.23	.00	50.23		000316	
00062	123020	21669613	001-330-57200-46500			123020	42.19	.00	42.19			
			CLEANER BOWL									
			FITNESS R&M									
			W.B. MASON CO., INC.				42.19	.00	42.19		000317	
00062	20221	21760949	001-330-57200-46500			20221	23.89	.00	23.89			
			WAVE 3D URINAL SCREEN YLW									
			FITNESS R&M									
00062	20221	21760949	001-330-57200-46500			20221	47.98	.00	47.98			

CYBL -CYPRESS BLUF' MBRONSON

## BANK A: CYPRESS BLUFF CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK NO.	DISCOUNTS LOST
CLEANER, TOILET BRSH KT			FITNESS R&M								
00062	20221	21760949	001-330-57200-46500			20221	27.96	.00	27.96		
WET JET REFILL			FITNESS R&M								
00062	20221	21760949	001-330-57200-46500			20221	10.66	.00	10.66		
MOP,EXTNDBL			FITNESS R&M								
00062	20221	21760949	001-330-57200-46500			20221	5.76	.00	5.76		
KIT, DUSTER			FITNESS R&M								
00062	20221	21760949	001-330-57200-46500			20221	6.14	.00	6.14		
VELCRO TIES BLK & GRY			FITNESS R&M								
00062	20221	21760949	001-330-57200-46500			20221	18.38	.00	18.38		
VINYL POWDER FREE GLOVESL			FITNESS R&M								
00062	20221	21760949	001-330-57200-46500		C	20221	23.89-	.00	23.89-		
CR8821801			FITNESS R&M								
		W.B. MASON CO., INC.					116.88	.00	116.88	000318	
00062	20221	21760991	001-330-57200-46500			20221	23.99	.00	23.99		
CLEANER TOILET BRUSH KIT			FITNESS R&M								
		W.B. MASON CO., INC.					23.99	.00	23.99	000319	
		CYPRESS BLUFF CDD					34,554.48	.00	34,554.48		.00
		CYPRESS BLUFF-GENERAL FUND					34,554.48	.00	34,554.48		.00

CYBL -CYPRESS BLUF' MBRONSON

# Jacksonville Daily Record

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

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

## INVOICE

March 15, 2021

Date

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

1,310,513.480

Payment Due Upon Receipt

Serial # 21-01767D PO/File # \_\_\_\_\_ \$153.88

Amount Due

Notice of Regular Meeting of the Board of Supervisors

Amount Paid

Cypress Bluff Community Development District

\$153.88

Payment Due

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

Publication Dates 3/15

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).*

2A

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.*

**NOTICE OF REGULAR  
MEETING OF THE BOARD  
OF SUPERVISORS  
CYPRESS BLUFF  
COMMUNITY  
DEVELOPMENT  
DISTRICT**

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, March 23, 2021 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

While it may be necessary to hold the above referenced meeting of the District's Board of Supervisors during the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting and obtain information about how the meeting will occur should refer to the District's website, [www.CypressBluffCDD.com](http://www.CypressBluffCDD.com) or contact the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or [jerry@gmsnf.com](mailto:jerry@gmsnf.com) to obtain access information. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the meeting at (904) 940-5850 or [jerry@gmsnf.com](mailto:jerry@gmsnf.com) to facilitate the Board's consideration of such questions and comments during the meeting. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be con-

tinued to a date, time, and place to be specified on the record at such Meeting.

An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, [jerry@gmsnf.com](mailto:jerry@gmsnf.com) ("District Manager's Office") during normal business hours, and is also expected to be available on the District's website, [www.CypressBluffCDD.com](http://www.CypressBluffCDD.com) at least seven days prior to the meeting.

Any person requiring special accommodations at the 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings 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.

If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or [jerry@gmsnf.com](mailto:jerry@gmsnf.com) for further accommodations.

Jim Perry  
District Manager  
Mar. 15 00 (21-01767D)

Invoice To: Cypress Bluff CDD  
Invoice: 009  
Date: February 2021

Services by: Mary Grace Bishop  
E-Town Lifestyle Coordinator  
Period of Services: February 1-28, 2021

2/2/21	3:45pm-5:00pm	1.25	emails, FB post for FTF on 12th, follow up GMS and vendors.
2/3/21	2:00pm-2:30pm	0.5	shopping for items for Unwind
	4:00pm-8:30pm	4.5	Unwind Event
2/4/21	7:15am-9:00am	1.75	Recap Event-emails, compiling musician, Food Truck info for Marcy
2/8/21		0.25	emails
2/9/21	8:00am-9:45am	1.75	emails, complete musician list & contact list, send all info over to Marcy
	10:15am-11:15am	1	film two videos & eTown
2/10/21	4:15pm-5:00pm	0.75	emails, create/schedule email for FTF
2/12/21	7:30am-8:00am	0.5	shopping for items for FTF
2/12/21	4:00pm-8:30pm	4.5	Food Truck Friday
2/15/21	6:45am-8:15am	1.5	FTF event Recap, Trivia FB Event Post, compile prizes for Trivia
2/16/21	6:45am-8:00am	1.25	Trivia FB Post for 2/18; 2/21; email for 2/23
2/25/21	1:00pm-2:00pm	1	Filming with Carling
2/25/21	3:00pm-4:00pm	1	Packing HUB and moving items to Recharge
		21.5	Total Hours
		\$22.50	Hourly Rate
		\$483.75	Total Due

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

1,320.572.340  
15 (A)

RECEIVED

FEB 26 2021

Expenses

February 2021

2/3/21	Publix	\$86.60	Unwind Wednesday
2/12/21	Publix	\$66.76	Food Truck Friday
2/24/21	Publix	\$15.96	Trivia Night (cancelled & returned)
2/25/21	Publix	-\$19.15	Return
2/26/21	Publix	-\$11.71	Return
		\$138.46	Total

15 (A)

use 1,320,572.494 for every time

RECEIVED

FEB 26 2021



Unwind Wednesday, Wednesday, February 3

Missing receipt

\$86.60

PUBLIX PONTE VEDRA FL

Feb 3 5X Points

Ice 20 Lb	\$3.89
Coke	\$6.19
Water	\$4.00
Coors Light	\$13.15
Wine x5	\$50.60
Solo cups	\$3.49
Sales Tax	\$4.99
Total	\$86.60

Lost Receipt  
approx as to how  
money was spent

# Publix

Nocatee Town Center  
120 Marketside Ave  
Ponte Vedra, FL 32081  
Store Manager: Kristi King  
904-825-0263

Refunded Item	
MONDVI WDBROG CB S	-10.99 T
Order Total	-10.99
Sales Tax	-0.72
Grand Total	-11.71
Credit Refund	-11.71
Change	0.00

PRESTO!  
Trace #: 525245  
Reference #: 0187068239  
Acct #: XXXXXXXXXXXX1000  
Refund American Express  
Amount: \$-11.71  
Auth #: 135587

CREDIT CARD	REFUND
A000000025010801	AMERICAN EXPRESS
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Denise

02/26/2021 13:26 S1243 R152 4151 CU454

Together, we'll get through this.  
Get the latest updates at  
[publix.com/coronavirus](https://publix.com/coronavirus).

Publix Super Markets, Inc.

# Publix

Nocatee Town Center  
120 Marketside Ave  
Ponte Vedra, FL 32081  
Store Manager: Kristi King  
904-825-0263

ICE 20 LB 3.99 T F  
MONDVI WDBRDC CB S 10.99 T

Order Total 14.98  
Sales Tax 0.98  
Grand Total 15.96  
Credit Payment 15.96  
Change 0.00

PRESTO!

Trace #: 066230  
Reference #: 0184105831  
Acct #: XXXXXXXXXXXX1000  
Purchase American Express  
Amount: \$15.96  
Auth #: 885427

CREDIT CARD PURCHASE  
A000000025010801 AMERICAN EXPRESS  
Entry Method: Chip Read  
Mode: Issuer

Cashier Confirmed - Age Over 21

Your cashier was Walter V.

02/24/2021 7:43 S1243 R106 4232 C0156

Together, we'll get through this.  
Get the latest updates at  
[publix.com/coronavirus](https://publix.com/coronavirus).

Publix Super Markets, Inc.

# Publix

Nocatee Town Center  
120 Marketside Ave  
Ponte Vedra, FL 32081  
Store Manager: Kristi King  
904-825-0263

ICE 20 LB 3.89 T F  
CYT FRNTR CAB SAUV 8.99 T  
You Saved 1.00  
CYT FRNT CHARDNNAY 8.99 T  
You Saved 1.00  
CYT FRNTR CAB SAUV 8.99 T  
You Saved 1.00  
CTY FRONTERRA PNOI 8.99 T  
You Saved 1.00  
SOLO CUP CLEAR 3.49 T  
COORS LIGHT CAN 13.15 T  
COCA-COLA CLASSIC 6.19 T F

Order Total 62.68  
Sales Tax 4.08  
Grand Total 66.76  
Credit Payment 66.76  
Change 0.00

## Savings Summary

Special Price Savings 4.00  
\*\*\*\*\*  
\* Your Savings at Publix \*  
\* 4.00 \*  
\*\*\*\*\*

PRESTO!

Trace #: 105728  
Reference #: 0167908551  
Acct #: XXXXXXXXXXXX1000  
Purchase American Express  
Amount: \$66.76  
Auth #: 840744

CREDIT CARD PURCHASE  
A000000025010801 AMERICAN EXPRESS  
Entry Method: Chip Read  
Mode: Issuer

# Publix

Nocatee Town Center  
120 Marketside Ave  
Ponte Vedra, FL 32081  
Store Manager: Kristi King  
904-825-0263

Refunded Item  
CYT FRNT CHARDNNAY -8.99 T  
Refunded Item  
CYT FRNTR CAB SAUV -8.99 T

Order Total -17.98  
Sales Tax -1.17  
Grand Total -19.15  
Credit Refund -19.15  
Change 0.00

PRESTO!

Trace #: 525164  
Reference #: 0186103719  
Acct #: XXXXXXXXXXXX1000  
Refund American Express  
Amount: \$-19.15  
Auth #: 159696

CREDIT CARD REFUND  
A000000025010801 AMERICAN EXPRESS  
Entry Method: Chip Read  
Mode: Issuer

Your cashier was Kelly

02/25/2021 16:27 S1243 R152 4043 C0429

Together, we'll get through this.  
Get the latest updates at  
[publix.com/coronavirus](https://publix.com/coronavirus).

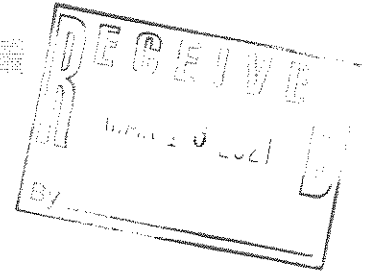
Publix Super Markets, Inc.

# PROforma NorthPoint

Proforma NorthPoint  
Telephone: 904-330-0162  
Email: [julie.cafarella@proforma.com](mailto:julie.cafarella@proforma.com)

## Original Bill

Bill Number BP64004360A  
Bill Date 3/15/2021  
Due Date 4/13/2021  
Terms Net 30  
Sales Order SP64004360  
Sales Person Blair Wygle



### Sold To

Marcy Pollicino  
Cypress Bluff Community Development  
475 W Town PL  
Suite 114  
SAINT AUGUSTINE, FL 32092  
Phone: 904-527-1081  
[Recharge@etownjax.com](mailto:Recharge@etownjax.com)

### Shipped To

Recharge Amenity Center  
Marcy Pollicino  
10571 eTown Parkway  
JACKSONVILLE, FL 32256

### Customer Reference: eTown Name Tags & Apparel

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Plastic Name Tags Size: 1.25" x 3"	3	3	0	19.8500	Each	-	\$59.55
	Magnetic Backing upgrade	3	3	0	1.7500	Each	-	\$5.25
L574	Port Authority Ladies Digi Heather Performance Polo. Color: <u>Dress Blue Navy</u> : 1 - M	1	1	0	29.9900	Each	-	\$29.99
K574	Port Authority Digi Heather Performance Polo. Color: <u>Dress Blue Navy</u> : 2 - L	2	2	0	29.9900	Each	-	\$59.98
LOE700	OGIO ENDURANCE Ladies Fulcrum Full-Zip. Color: <u>Gear Grey</u> : 1 - S, 1 - M	2	2	0	63.9900	Each	-	\$127.98
LST353LS	Sport-Tek Ladies Long Sleeve PosiCharge Competitor V-Neck Tee. Color: <u>True Navy</u> : 1 - M	1	1	0	19.9900	Each	-	\$19.99
Line-Item Total		Freight Amount		Tax Amount		Sub Total		Deposits
\$302.74		\$30.02		-		\$332.76		-
						Credits/Discounts		Amount Due:
						-		\$332.76 USD

Notes: Your Tracking Number: 1Z8357X80349148609 (Name Tags), 1ZE9405E0379309262 Apparel

Bills that are paid beyond terms will be adjusted to reflect current retail prices in addition to a 1.5% per month (18% per annum) service charge. Vendor makes no warranties, express or implied, on merchantability, fitness or otherwise which extend beyond the description of the product herein. Furthermore, buyer agrees through payment of this bill that Vendor's damages, if any, shall be limited to the total selling price of any item purchased.

Please indicate on your remittance the bill numbers to which the payment is to be applied.

**Thank you for your business!**

64A

1,330.572,465

Please detach this portion and return with your payment.

### Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64004360A	3/15/2021	\$332.76 USD

### BILL TO:

Cypress Bluff Community Development  
Marcy Pollicino  
475 W Town PL  
Suite 114  
SAINT AUGUSTINE, FL 32092

### PLEASE SEND PAYMENT TO:

Proforma  
P.O. Box 640814  
Cincinnati, OH 45264-0814

# SoutheastFitness

## REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

[southeastfitnessrepair@comcast.net](mailto:southeastfitnessrepair@comcast.net)

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

Invoice # 15134A

Facility Name:	CYPRESS BLUFFS
Facility Address:	10571 ETOWN PARKWAY JACKSONVILLE, Florida 32256
Billing Address:	10571 ETOWN PARKWAY JACKSONVILLE, Florida 32256
Contact & Phone:	
Reason for call:	MOVE ECHELON MIRRORS

Date: 03-Feb-2021

Payment is due within 30 days of  
invoice date.

RECEIVED  
FEB 09 2021

Description	Part #	Part Cost	QTY	Total
EQUIPMENT MOVE: 2 TECHS		75.00	1.00	75.00
Comments:			Parts Total	75.00
			Tax	0.00
			Balance	75.00

Technician: \_\_\_\_\_

Thank you for your business.

65A

1,330,572.465



# Maintenance Invoice

Invoice#: 2068

Date: 03/01/2021

*Cypress Bluff*

**Billed To:** GMS  
475 West Town Place Suite 114  
St. Augustine FL 32092

**For:** E-Town Phase 1

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For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

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Description	Quantity	Price	Ext Price	Sales Tax
March Monthly Maintenance	1.00	6,027.00	6,027.00	N

*Landscap e maint.*

*1-320-572-461*

*12A*



**Mail all checks payable to Sun State Nursery, Inc.:**

9362 Phillips Highway  
Jacksonville FL 32256  
(904) 260-0811

**Amount Due**

**6,027.00**

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 2069

Date: 03/01/2021

*Cypress Bluff*

**Billed To:** GMS  
475 West Town Place Suite 114  
St. Augustine FL 32092

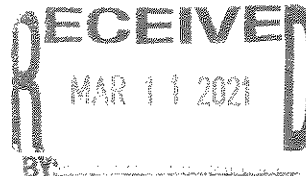
**For:** E-Town Phase 2

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

Description	Quantity	Price	Ext Price	Sales Tax
Landscape Maintenance Services	1.00	14,210.00	14,210.00	N

*Mar Landscape Maint*  
*1-320-572-461*

*12A*



**Mail all checks payable to Sun State Nursery, Inc.:**

9362 Phillips Highway  
Jacksonville FL 32256  
(904) 260-0811

**Amount Due**

**14,210.00**

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 2133

Date: 03/03/2021

*Cypress Bluff*

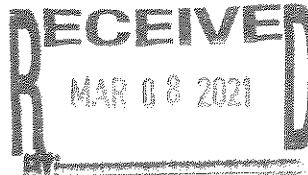
**Billed To:** GMS  
475 West Town Place Suite 114  
St. Augustine FL 32092

**For:** E-Town Phase 1

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs Made During Monthly Inspection				
DBY Connections	4.00	3.00	12.00	N
Labor	1.00	55.00	55.00	N

*12A*  
*irrigation repairs*  
*1-320-572-464*



**Mail all checks payable to Sun State Nursery, Inc.:**

9362 Phillips Highway  
Jacksonville FL 32256  
(904) 260-0811

**Amount Due**

**67.00**

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305  
www.turnerpest.com

Turner Pest Control  
8400 Baymeadows Way  
Suite 12  
Jacksonville, FL 32256  
904-355-5300

## Service Slip/Invoice

INVOICE: 7352634  
DATE: 3/15/2021  
ORDER: 7352634

Bill To: [415357]

Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work

Location: [415357] 904-710-9348

Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work Date	Time	Target Pest	Technician	Time In
3/15/2021	01:18 PM	ANTS, ROACH, WASP		01:18 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/15/2021		02:10 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	120.00

SUBTOTAL \$120.00  
TAX \$0.00  
AMT. PAID \$0.00  
TOTAL \$120.00

AMOUNT DUE \$120.00

RECEIVED

MAR 16 2021

mar Pest Control

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Marcus McNarnay, President  
Mike Vallencourt Sr., Chairman



Mike Vallencourt II, Vice President  
J. Daniel Vallencourt, Vice President  
Stan Bates P.E., Vice President

## INVOICE

Date: 07/01/20

Period To 7/6/2020

Invoice #: 6548-1

To: Cypress Bluff CDD  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Phone: 904-940-5850

VCC Project #: 2020-01

Application #: 1

Attn.: Mikey White

Email: Mwhite@parcgroup.net

### Project Description: *RG Skinner Washout Repair*

ORIGINAL CONTRACT AMOUNT.....	\$	11,840.17
CHANGE ORDERS TO DATE.....	\$	-
REVISED CONTRACT AMOUNT.....	\$	11,840.17
PERCENTAGE COMPLETE.....		
WORK COMPLETE TO DATE.....	\$	-
STORED MATERIALS.....	\$	-
TOTAL COMPLETED & STORED.....	\$	-
LESS RETAINAGE.....	\$	-
TOTAL EARNED LESS RETAINAGE.....	\$	-
LESS PREVIOUS BILLINGS.....	\$	-
CURRENT DUE.....	\$	11,840.17

56 (A)  
1,320.572.46010  
Exp. to Oct. 2020

## PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION

DATE: 7/10/2020

CONTRACT TITLE: RG Skinner Washout Repair

CONTRACT NO:

*Cypress Bluff CDD**Invoice # 6548-1*

DESCRIPTION: RG Skinner Washout Repair

Revisions/Comments

1. Direct Materials			1,000.00		
2. Sales Tax on Materials	<u>7</u> % of Line 1	7.0%	70.00		
3. Direct Labor			4,133.78		
4. Insurance, Taxes, and Fringe Benefits	<u>21.1</u> % of Line 3	21%	872.23		
5. Rental Equipment			0.00		
6. Sales Tax on Rental Equipment	<u>0</u> % of Line 5	0.0%	0.00		
7. Equipment Ownership and Operating Expenses			3,349.00		
8. SUBTOTAL (add lines 1 - 7)				9,425.01	
9. Field Overhead	<u>0</u> % of Line 8	0.00%	0.00		
10. SUBTOTAL (Add Lines 8 & 9)				9,425.01	

Prime Remarks:

## SUB-CONTRACTOR'S WORK

11. Direct Materials			0.00		
12. Sales Tax on Materials	<u>0</u> % of Line 11	0.0%	0.00		
13. Direct Labor			0.00		
14. Insurance, Taxes, and Fringe Benefits	<u>0</u> % of Line 13	0%	0.00		
15. Rental Equipment			0.00		
16. Sales Tax on Rental Equipment	<u>0</u> % of Line 15	0.0%	0.00		
17. Equipment Ownership and Operating Expenses			0.00		
18. SUBTOTAL (add lines 11 - 17)				0.00	
19. Field Overhead	<u>0</u> % of Line 18	0%	0.00		
20. SUBTOTAL (Add Lines 18 & 19)				0.00	
21. Home Office Overhead	<u>0</u> % of Line 20	0%	0.00		
22. Profit	<u>0</u> % of Line 20	0%	0.00		
23. SUBTOTAL (Add Lines 20 - 22)				0.00	

Sub's Remarks:

## SUMMARY

24. Prime Contractor's Work (from line 10)			9,425.01		
25. Sub-contractor's Work (from line 23)			0.00		
26. SUBTOTAL (add lines 24 & 25)				9,425.01	
27. Prime Field & Home Overhead on Sub	<u>10.00</u> % of Line 25	10.00%	0.00		
28. Prime's Home Office Overhead	<u>10.00</u> % of Line 24	10.00%	942.50		
29. Prime's Profit	<u>15</u> % of Line 26	15%	1,413.75		
30. SUBTOTAL (ADD LINES 26-29)				11,781.26	
31. Prime Contractor's Bond Premium	<u>0.5</u> % of Line 30	0.50%	58.91		
32. TOTAL COST (Add Lines 30 & 31)				11,840.17	

Estimated time extension and justification:

Prime Contractor Name: Vallencourt Construction

Sub-Contractor Name:

Signature and Title of preparer

Date: 7/10/2020

*[Signature]* CFO

**PROPOSAL/ESTIMATE FOR CONTRACT MODIFICATION**

BREAKDOWN OF DIRECT COSTS

CONTRACT NO. 0

DATE: 7/10/2020

ITEMS OF WORK FOR Prime Contractor	QTY	UNIT	MATERIAL		LABOR		R	EQUIPMENT		
			Unit Cost	Total Cost	Unit Cost	Total Cost		O Hrs	Rate	Total
Foreman	15.00	HR		0	44.15	662.25				0
Operator	106.50	HR		0	30.02	3197.13				0
Superintendent	5.00	HR		0	54.88	274.4				0
				0		0				0
Loader	1			0		0		50.00	44.78	2239
Positrack	1			0		0		40.00	21.75	870
Pickup Truck	1			0		0		20.00	12	240
				0		0				0
Sod	500	SY	2.00	1000		0				0
				0		0				0
				0		0				0
				0		0				0
DIRECT Prime Contractor's TOTALS				1000.00		4133.78	R	Total (Rental)		
							O	Total (Owned)		3349

ITEMS OF WORK FOR Sub-contractor	QTY	UNIT	MATERIAL		LABOR		R	EQUIPMENT		
			Unit Cost	Total Cost	Unit Cost	Total Cost		O Days	Rate	Total
				0		0				0
				0		0				0
				0		0				0
				0		0				0
				0		0				0
				0		0				0
				0		0				0
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				0		0				0
				0		0				0
				0		0				0
				0		0				0
				0		0				0
				0		0				0
DIRECT Sub-contractor's TOTALS				0		0	R	Total (Rental)		0
							O	Total (Owned)		

	Date	Super	Foreman	Operator	Laborer	Pickup	Loader	Posi
Trey S.	6/30/2020	1.00	3	25		4.00	10	10
Trey S.	7/1/2020	1.00	6	30.5		7.00	20	10
Trey S.	7/2/2020	1.00	6	40.5		7.00	20	10
Fred Y.	7/7/2020	1.00		10.5	25.5	1.00		10
Fred Y.	7/8/2020	1.00			21	1.00		
<b>Total Hours</b>		5.00	15.00	106.50		20.00	50.00	40.00



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	216157263
Customer Number	C2943565
Invoice Date	12/08/2020
Due Date	01/07/2021
Customer Reference	GOJ911802
Order Date	12/07/2020
Order Number	S109749941
Order Method	PHONE

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

## Important Messages

We are all going through an unprecedented situation. WB Mason hopes that you, your family and friends, and your co-workers, are healthy and remain that way. We encourage you to visit [www.wbmason.com/accountstatement.aspx](http://www.wbmason.com/accountstatement.aspx) for 24/7 access to your account. We offer the ability to pay online, and view or download invoices. We hope this helps you and your business operate effectively with a remote workforce.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GOJ911802	WIPES,REF,PURLL SANITIZG,F/9117-MT,2400/CT	2	CT	89.32	178.64

SUBTOTAL: 178.64  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 178.64  
Total Due: 178.64

C 2A

1-330-572-465

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

Remittance Section	
Customer Number	C2943565
Invoice Number	216157263
Invoice Date	12/08/2020
Terms	Net 30
<b>Total Due</b>	<b>178.64</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652161572632161572630000000178646



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	216211411
Customer Number	C2943565
Invoice Date	12/09/2020
Due Date	01/08/2021
Order Date	12/09/2020
Order Number	S109740675
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

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1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALP70313	LINER,30GAL,1.1MIL,DRAWSTG,90/BX(70313)	1	BX	12.29	12.29
WBMUPSFREIGHT	UPS FREIGHT	1	EA	0.00	0.00

62A

SUBTOTAL: 12.29  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 12.29  
Total Due: 12.29

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

Remittance Section	
Customer Number	C2943565
Invoice Number	216211411
Invoice Date	12/09/2020
Terms	Net 30
<b>Total Due</b>	<b>12.29</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652162114112162114110000000012295



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	216250735
Customer Number	C2943565
Invoice Date	12/10/2020
Due Date	01/09/2021
Order Date	12/09/2020
Order Number	S109740675
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

## Important Messages

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62A

1.330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
NWLWIPESTAND	WIPE STAND, WITH TRASH, STAINLESS STEEL	1	EA	249.99	249.99
KCC41482	TOWEL, SCOTT, PERF, KTCHN, 20RL/CT	1	CT	26.99	26.99
WBIRNW6050	LINER, WASTE, 38X58, 55-60GL	1	CT	41.99	41.99
WBHAB6DK50	DRAWSTRING KITCHEN BAGS, 13GL, 6 MIL, 24"X27.38", WHT, 50/BX	1	BX	11.54	11.54
KCC04460	TISSUE, TOILET, 2PLY, 550SH/ROLL, 80/CT	1	CT	44.99	44.99
RCP611277YW	SIGN, CAUTION, WET FLR, YW	4	EA	12.09	48.36
HOS01901	URINAL BLOCK W/SCREEN, CHY, NONPARA, 12/CT	1	CT	13.99	13.99
NWLVGPCPFGM	VINYL GP POWDER FREE GLOVES - MEDIUM	1	BX	18.38	18.38
NWLVGPCPFGL	VINYL GP POWDER FREE GLOVES - LARGE	1	BX	18.38	18.38
FAO90639	FIRST AID KIT, BULK, 50 PPL	1	KT	38.99	38.99
RCP262888GY	BUCKET, PLAS, DBLE UTIL, GY	1	EA	29.99	29.99

- Please See Next Page for Continuation -

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Invoice Number	216250735
Invoice Date	12/10/2020
Terms	Net 30
<b>Total Due</b>	<b>609.56</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652162507352162507350000000609561



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Customer Number	C2943565
Invoice Number	216250735
Invoice Date	12/10/2020

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
BWK09201EA	PLUNGER,TOLIET,INDUSTRIAL	2	EA	4.50	9.00
PGC02699	SOAP,LQD,SAFEGRD,ANTIMIC,1GAL,2/CT	1	CT	40.48	40.48
HOS6141	BAG,WAXED F/SNTRY RECPTCL	1	CT	16.49	16.49

1.330.572-465

SUBTOTAL:	609.56
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	609.56
Total Due:	609.56





W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	216334110
Customer Number	C2943565
Invoice Date	12/14/2020
Due Date	01/13/2021
Order Date	12/09/2020
Order Number	S109740675
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

## Important Messages

We are all going through an unprecedented situation. WB Mason hopes that you, your family and friends, and your co-workers, are healthy and remain that way. We encourage you to visit [www.wbmason.com/accountstatement.aspx](http://www.wbmason.com/accountstatement.aspx) for 24/7 access to your account. We offer the ability to pay online, and view or download invoices. We hope this helps you and your business operate effectively with a remote workforce.

1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HVRCH53010	VACUUM, UPRIGHT, 13" BK	1	EA	159.99	159.99

62A

SUBTOTAL: 159.99  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 159.99  
Total Due: 159.99

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Invoice Number	216334110
Invoice Date	12/14/2020
Terms	Net 30
<b>Total Due</b>	<b>159.99</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652163341102163341100000000159997



W.B. MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Credit Number	CR8736935
Customer Number	C2943565
Credit Date	02/05/2021
Order Date	02/03/2021
Order Number	S111334563
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

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1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HVRCH53010	VACUUM, UPRIGHT, 13", BK <i>Items does not suck well on our gym floor.</i>	-1	EA	159.99	-159.99

62A

SUBTOTAL: -159.99  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: -159.99  
Credit Amount: -159.99



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Credit Number	CR8736935
Credit Date	02/05/2021
Terms	Net 30
Credit Amount	-159.99

## CREDIT MEMO

C2943565CR8736935CR8736935-000000159996



W.B. MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	216372820
Customer Number	C2943565
Invoice Date	12/15/2020
Due Date	01/14/2021
Order Date	12/09/2020
Order Number	S109740675
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

## Important Messages

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1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
NWLMASK3PLYSURG	FACE MASK, 3-PLY, SURGICAL, 50/BX	1	BX	22.99	22.99

62A

SUBTOTAL: 22.99  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 22.99  
Total Due: 22.99

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Invoice Number	216372820
Invoice Date	12/15/2020
Terms	Net 30
<b>Total Due</b>	<b>22.99</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652163728202163728200000000022990



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	216383689
Customer Number	C2943565
Invoice Date	12/15/2020
Due Date	01/14/2021
Order Date	12/14/2020
Order Number	S109966195
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**

Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

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1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RCPH246GY	HANDLE,60",GRIPPER,FBRGLS	1	EA	19.99	19.99
RCPFG758088YEL	BUCKET,SP WRN,35Q WB2,YL	1	EA	62.49	62.49
ATSP7041	KEY CONTROL CABINET - 30 KEY CAPACITY - QTY. 1	1	BX	57.99	57.99
VTEDS6151	PHONE,DS6151,VTECH,B/S	1	EA	76.99	76.99
TRPN002014BK	CABLE,CAT5E,PATCH,14FT,BK	1	EA	4.99	4.99
ACM13731	SCISSORS,TITANIUM,8" BENT	1	EA	9.52	9.52

SUBTOTAL: 231.97  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 231.97  
Total Due: 231.97

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

### Remittance Section

Customer Number	C2943565
Invoice Number	216383689
Invoice Date	12/15/2020
Terms	Net 30
Total Due	231.97

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652163836892163836890000000231972



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	216415679
Customer Number	C2943565
Invoice Date	12/16/2020
Due Date	01/15/2021
Order Date	12/14/2020
Order Number	S109966195
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RCPA21206WHI	MOP,WET, SHRINKLESS,WE	1	EA	13.84	13.84

SUBTOTAL: 13.84  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 13.84  
Total Due: 13.84

62A

1-330-572-465

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W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
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Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Invoice Number	216415679
Invoice Date	12/16/2020
Terms	Net 30
<b>Total Due</b>	<b>13.84</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652164156792164156790000000013846



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

(Page 1)

PM(P)

Invoice Number	216457192
Customer Number	C2943565
Invoice Date	12/17/2020
Due Date	01/16/2021
Order Date	12/16/2020
Order Number	S110046896
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BUT440436	PLUNGER,TURBO,BWLBRSH,WH	1	EA	13.89	13.89

62A

1-330-572-465

SUBTOTAL: 13.89  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 13.89  
Total Due: 13.89

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Invoice Number	216457192
Invoice Date	12/17/2020
Terms	Net 30
Total Due	13.89

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652164571922164571920000000013894



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	216481032
Customer Number	C2943565
Invoice Date	12/18/2020
Due Date	01/17/2021
Order Date	12/16/2020
Order Number	S110046896
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ATTTL88102	PHONE, TL88102, 2LN, BKSV	1	EA	113.99	113.99

62A 1-330-572-465

SUBTOTAL: 113.99  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 113.99  
Total Due: 113.99

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Invoice Number	216481032
Invoice Date	12/18/2020
Terms	Net 30
<b>Total Due</b>	<b>113.99</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652164810322164810320000000113993



W.B. MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	216544370
Customer Number	C2943565
Invoice Date	12/22/2020
Due Date	01/21/2021
Order Date	12/09/2020
Order Number	S109740675
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

## Important Messages

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1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
GOJ962504EA	HAND SANITIZER, 64OZ, 6/CT	2	EA	19.99	39.98

G2A

SUBTOTAL: 39.98  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 39.98  
Total Due: 39.98

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

Remittance Section	
Customer Number	C2943565
Invoice Number	216544370
Invoice Date	12/22/2020
Terms	Net 30
<b>Total Due</b>	<b>39.98</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652165443702165443700000000039989





W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	216665561
Customer Number	C2943565
Invoice Date	12/29/2020
Due Date	01/28/2021
Order Date	12/28/2020
Order Number	S110254562
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

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1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
IMP4212	DUSTPAN, 12ETAL 20 GAGE, BK	1	EA	5.79	5.79
RCP631000WE	BRUSH, TOILET BOWL, 14.5"	1	EA	3.05	3.05
RCP631100WE	TOILET BOWL BRUSH HOLDER, WHITE	1	EA	2.61	2.61
PGC77810	WETJET REFILL 1.25 L	3	EA	6.99	20.97
PGC81790	MOP, SWIFFER, WET PAD, WH	1	BX	8.39	8.39
RCP295600BK	WASTEBASKET, PLAS, 15H, BK	2	EA	4.71	9.42

SUBTOTAL: 50.23  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 50.23  
Total Due: 50.23

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Invoice Number	216665561
Invoice Date	12/29/2020
Terms	Net 30
<b>Total Due</b>	<b>50.23</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652166655612166655610000000050232



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	216696132
Customer Number	C2943565
Invoice Date	12/30/2020
Due Date	01/29/2021
Order Date	12/28/2020
Order Number	S110254562
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

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1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
MMM34764	CLEANER,BOWL,HVYDTY,12QTS	1	CT	42.19	42.19

SUBTOTAL: 42.19  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 42.19  
Total Due: 42.19

62A

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Invoice Number	216696132
Invoice Date	12/30/2020
Terms	Net 30
<b>Total Due</b>	<b>42.19</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652166961322166961320000000042197



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Credit Number	CR8720437
Customer Number	C2943565
Credit Date	02/01/2021
Customer Reference	S109740675
Order Date	01/25/2021
Order Number	S111069915
Order Method	PHONE

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

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6219 1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
NWLWIPESTAND	WIPE STAND, WITH TRASH, STAINLESS STEEL	-1	EA	249.99	-249.99

SUBTOTAL: -249.99  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: -249.99  
Credit Amount: -249.99



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Credit Number	CR8720437
Credit Date	02/01/2021
Terms	Net 30
Credit Amount	-249.99

## CREDIT MEMO

C2943565CR8720437CR8720437-000000249990



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Invoice Number	217609496
Customer Number	C2943565
Invoice Date	02/02/2021
Due Date	03/04/2021
Order Date	02/01/2021
Order Number	S111253468
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

## Important Messages

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62A 1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
FRS3WDS60OMIBX	WAVE 3D URINAL SCREEN, YELLOW, OCEAN MIST, 10/BOX	1	BX	23.89	23.89
UNGBBWHR	CLEANER, TOILET BRSH KT, GY	2	EA	23.99	47.98
PGC77810	WETJET REFILL 1.25 L	4	EA	6.99	27.96
PGC82074	MOP, EXTNDBL, 360, SWFR DSTR	1	KT	10.66	10.66
PGC11804BX	KIT, DUSTER 5, 180, SK, HD	1	KT	5.76	5.76
VEK90924	VELCRO TIES, BLK&GRY, 50/PK	1	PK	6.14	6.14

- Please See Next Page for Continuation -

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Invoice Number	217609496
Invoice Date	02/02/2021
Terms	Net 30
<b>Total Due</b>	<b>140.77</b>

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652176094962176094960000000140772



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Customer Number	C2943565
Invoice Number	217609496
Invoice Date	02/02/2021

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
NWLVGPCPFGL	VINYL GP POWDER FREE GLOVES - LARGE	1	BX	18.38	18.38

1-330-572-465

SUBTOTAL:	140.77
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	140.77
Total Due:	140.77



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

(Page 1)

PM(P)

Invoice Number	217609914
Customer Number	C2943565
Invoice Date	02/02/2021
Due Date	03/04/2021
Order Date	02/01/2021
Order Number	S111254283
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

## Important Messages

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
UNGBBWHR	CLEANER, TOILET BRSH KT, GY	1	EA	23.99	23.99

SUBTOTAL: 23.99  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 23.99  
Total Due: 23.99

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

## Remittance Section

Customer Number	C2943565
Invoice Number	217609914
Invoice Date	02/02/2021
Terms	Net 30
Total Due	23.99

Amount Enclosed \$ \_\_\_\_\_

W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101

C29435652176099142176099140000000023994



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Credit Number	CR8736932
Customer Number	C2943565
Credit Date	02/05/2021
Order Date	02/03/2021
Order Number	S111334696
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

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1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ATTTL88102	PHONE, TL88102, 2LN, BKSV	-1	EA	113.99	-113.99

62A

SUBTOTAL: -113.99  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: -113.99  
Credit Amount: -113.99



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

Remittance Section	
Customer Number	C2943565
Credit Number	CR8736932
Credit Date	02/05/2021
Terms	Net 30
Credit Amount	-113.99

## CREDIT MEMO

C2943565CR8736932CR8736932-000000113991



W.B.MASON CO., INC.  
59 Centre St  
Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

PM(P)

Credit Number	CR8821801
Customer Number	C2943565
Credit Date	03/04/2021
Order Date	03/02/2021
Order Number	S112072925
Order Method	WEB

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

**Delivery Address**  
Recharge Amenity Center eTown  
Attn.: Marcy Pollicino  
10571 eTown Parkway  
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

## Important Messages

We are all going through an unprecedented situation. WB Mason hopes that you, your family and friends, and your co-workers, are healthy and remain that way. We encourage you to visit [www.wbmason.com/accountstatement.aspx](http://www.wbmason.com/accountstatement.aspx) for 24/7 access to your account. We offer the ability to pay online, and view or download invoices. We hope this helps you and your business operate effectively with a remote workforce.

1-330-572-465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
FRS3WDS600MIBX	WAVE 3D URINAL SCREEN, YELLOW, OCEAN MIST, 10/BOX <i>Does not fit urinal.</i>	-1	BX	23.89	-23.89

62A

SUBTOTAL: -23.89  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: -23.89  
Credit Amount: -23.89



W.B. MASON CO., INC.  
59 Centre St - Brockton, MA 02301

Address Service Requested  
888-WB-MASON www.wbmason.com

Cypress Bluff CFF  
475 West Town Place Suite 114  
Saint Augustine FL 32092

Remittance Section	
Customer Number	C2943565
Credit Number	CR8821801
Credit Date	03/04/2021
Terms	Net 30
Credit Amount	-23.89

## CREDIT MEMO

C2943565CR8821801CR8821801-000000023893



From: Marcy Pollicino mpollicino@vestapropertyservices.com  
Subject: FW: W.B. Mason Payment Reminder  
Date: March 19, 2021 at 8:02 AM  
To: Margaret Bronson mbronson@gacnt.com  
Cc: Oksana Kuzmuk okuzmuk@ipart.com



Good Morning,

Did we pay the below yet? Please advise. Thank you!

Marcy Pollicino  
eTown Community Manager  
[Recharge@etownjax.com](mailto:Recharge@etownjax.com)  
Cypress Bluff Community Development District



[etownjax.com](http://etownjax.com)  
904-527-1081

From: WB Mason Company (DoNotReply) <DoNotReply2@wbmason.com>  
Sent: Thursday, March 18, 2021 3:18 PM  
To: Marcy Pollicino <mpollicino@vestapropertyservices.com>  
Subject: W.B. Mason Payment Reminder



**[Click Here](#) to view and print copies of your invoices and make a payment via credit card or checking account.**

Customer Information

Account Number: C2943565

Account Name: Cypress Bluff CFF

Dear Valued Customer,

If you have received our previous payment reminders and taken action, then thank you. If we have not heard from you in regards to the past due balance on your account with WB Mason, then please take immediate action.

Please arrange for payment today or contact us immediately to work out an agreed upon payment plan. We hope to hear from you soon in order to avoid any further collection efforts and retain our business relationship.

Sincerely,  
WB Mason

Invoice Number	Invoice Amount	Amount Open
216157263	\$178.64	\$178.64 ✓
216211411	\$12.29	\$12.29 ✓
216250735	\$609.56	\$609.56 ✓
216334110	\$159.99	\$159.99 ✓
216372820	\$22.99	\$22.99 ✓
216383689	\$231.97	\$231.97 ✓
216415679	\$13.84	\$13.84 ✓
216457192	\$13.89	\$13.89 ✓
216481032	\$113.99	\$113.99 ✓
216544370	\$39.98	\$39.98 ✓
216665561	\$50.23	\$50.23 ✓
216696132	\$42.19	\$42.19 ✓
CR8720437	(\$249.99)	(\$249.99) ✓
217609496	\$140.77	\$140.77 ✓
217609914	\$23.99	\$23.99 ✓
CR8736932	(\$113.99)	(\$113.99) ✓
CR8736935	(\$159.99)	(\$159.99) ✓
Total:		\$1,130.35

# Cypress Bluff

## Community Development District

### Check Run Summary April 30, 2021

Fund	Date	Check No.	Amount
------	------	-----------	--------

#### Payroll

Subtotal	\$ -
----------	------

#### General Fund

4/6/21	320	\$	175.00
4/12/21	321-322	\$	9,222.98
4/22/21	323-348	\$	48,000.18
4/22/21	349-351	\$	1,008.00
4/26/21	352	\$	8,055.00

Subtotal	\$ 66,461.16
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Total	\$ 66,461.16
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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/22/21	00018	3/23/21 29973433	202103 300-13100-10200	INSTALL BANNER	*	250.00	
				FAST SIGNS #171701			250.00 000326
4/22/21	00018	4/15/21 29973739	202104 320-57200-46000	RIGID MAT	*	162.32	
				FAST SIGNS #171701			162.32 000327
4/22/21	00005	4/07/21 04072021	202104 300-20700-10100	MAR 2021 ASSMT COLLECTION	*	402.08	
				GOVERNMENTAL MANAGEMENT SERVICES			402.08 000328
4/22/21	00007	12/31/20 119515	202011 310-51300-31500	NOV GENERAL COUNSEL	*	3,496.50	
				HOPPING GREEN & SAMS			3,496.50 000329
4/22/21	00007	1/31/21 120088	202012 310-51300-31500	GENERAL COUNSEL	*	1,075.20	
				HOPPING GREEN & SAMS			1,075.20 000330
4/22/21	00007	2/28/21 120611	202102 310-51300-31500	DEL WEBB/PULTE - NEIGHBOR	*	195.00	
				HOPPING GREEN & SAMS			195.00 000331
4/22/21	00007	3/31/21 121425	202103 310-51300-31500	GENERAL COUNSEL	*	67.50	
				HOPPING GREEN & SAMS			67.50 000332
4/22/21	00012	3/22/21 2058	202103 320-57200-46110	TURF REPAIR	*	465.00	
				SUN STATE NURSERY			465.00 000333
4/22/21	00012	4/01/21 2411	202104 320-57200-46100	APR LANDSCAPE MAINTENANCE	*	6,027.00	
				SUN STATE NURSERY			6,027.00 000334
4/22/21	00012	4/01/21 2412	202104 320-57200-46100	APRIL LANDSCAPE MAINTENAN	*	14,210.00	
				SUN STATE NURSERY			14,210.00 000335
4/22/21	00012	4/01/21 2418	202104 320-57200-46100	APRIL LANDSCAPE MAINTENAN	*	4,160.00	
				SUN STATE NURSERY			4,160.00 000336
4/22/21	00012	4/01/21 2442	202104 320-57200-46100	APRIL LANDSCAPE MAINTENAN	*	3,320.00	
				SUN STATE NURSERY			3,320.00 000337

CYBL -CYPRESS BLUF' OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/22/21	00012	4/21/21 2352	202104 300-13100-10200	TURF REPAIR E-TOWN PH1	*	449.05	
				SUN STATE NURSERY			449.05 000338
4/22/21	00011	2/01/21 252-2357	202102 310-51300-31200	CONSTR FUND FEE SE2021	*	2,000.00	
		2/01/21 252-2357	202102 310-51300-31200	TRUSTEE FEE SE2021	*	4,000.00	
		2/01/21 252-2357	202102 310-51300-31200	DISBURSEMENTS FEE	*	125.00	
				THE BANK OF NEW YORK MELLON			6,125.00 000339
4/22/21	00011	4/05/21 252-2372	202104 310-51300-31200	CONSTR FUND FEE SE2020	*	2,000.00	
		4/05/21 252-2372	202104 310-51300-31200	TRUSTEE FEE SE2020	*	4,000.00	
		4/05/21 252-2372	202104 310-51300-31200	REDEMPTION NOTICE FEE	*	100.00	
		4/05/21 252-2372	202104 310-51300-31200	ONE TIME CHRG COURIER EXP	*	11.81	
				THE BANK OF NEW YORK MELLON			6,111.81 000340
4/22/21	00055	4/13/21 7431615	202104 320-57200-47000	APR PEST CONTROL	*	120.00	
				TURNER PEST CONTROL			120.00 000341
4/22/21	00055	4/13/21 7431616	202104 320-57200-47000	APR FIRE ANT CONTROL	*	120.00	
				TURNER PEST CONTROL			120.00 000342
4/22/21	00067	4/20/21 04202021	202104 320-57200-49400	NON-REFUNDABLE BOOKING FE	*	100.00	
				TWIST OF FUN! BALLOON ART			100.00 000343
4/22/21	00037	12/31/20 378547	202012 320-57200-46200	DEC JANITORIAL	*	5.87	
		12/31/20 378547	202012 320-57200-46200	DEC JANITORIAL	*	16.87	
		12/31/20 378547	202012 320-57200-46200	DEC JANITORIAL	*	10.55	
		12/31/20 378547	202012 320-57200-46200	DEC JANITORIAL	*	90.12	
		12/31/20 378547	202012 320-57200-46200	DEC JANITORIAL	*	60.30	
				VESTA PROPERTY SERVICES, INC.			183.71 000344

CYBL -CYPRESS BLUF' OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/22/21	00037	2/28/21 381364	202102 320-57200-46600	WALL MOUNT-MAINTENANCE SU	*	5.86	
				VESTA PROPERTY SERVICES, INC.			5.86 000345
4/22/21	00028	3/01/21 481591	202104 320-57200-46200	APR REFUSE	*	101.75	
				WASTE PRO			101.75 000346
4/22/21	00028	4/01/21 485082	202104 300-20200-10100	APR REFUSE	*	104.05	
				WASTE PRO			104.05 000347
4/22/21	00066	3/23/21 6855	202103 330-57200-46500	JANITORIAL SUPPLIES	*	115.35	
				WIPES LLC			115.35 000348
4/22/21	00048	5/21/21 05212021	202104 300-15500-10000	LIVE MUSIC 5/21/21	*	200.00	
				DYLAN GERARD			200.00 000349
4/22/21	00068	5/05/21 00001	202104 320-57200-49400	LIVE MUSIC 5/5/21	*	300.00	
				MARCEL PINEDA			300.00 000350
4/22/21	00061	5/31/21 1220024	202104 300-15500-10000	DEP & SPEC EVENT 5/31/21	*	508.00	
				PROGRESSIVE ENTERTAINMENT			508.00 000351
4/26/21	00053	2/24/21 8367	202102 300-13100-10000	AMENITY CAPITAL OUTLAY	*	8,055.00	
				BASHAM & LUCAS DESIGN GROUP, INC			8,055.00 000352
TOTAL FOR BANK A						66,461.16	
TOTAL FOR REGISTER						66,461.16	



Mr. Barstenderr  
3545 St Johns Bluff Rd South #158  
Jacksonville, FL 32224

To:  
Cypress Bluff CDD

# INVOICE

#0000103

Balance Due  
**\$350.00 USD**

Date of Issue: 02/02/2021  
Due  
Date: 02/03/2021

Service or Product	Quantity	Price/Rate	Total
Cocktail Creation Class 1hr 20-40 People	1.0	\$350.00 USD	\$350.00 USD
SUBTOTAL			\$350.00 USD
GRAND TOTAL			\$350.00 USD

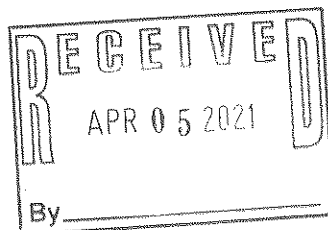
Notes:  
Only \$175 is due as a non-refundable Deposit

Powered by *Townsquare Engage*

001.320.572.494

52A

Deposit paid 3/4/21, chk 274, \$175.00  
Exp 2/21      Process today for Marcy p/



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 44

Invoice Date: 3/1/21

Due Date: 3/1/21

Case:

P.O. Number:

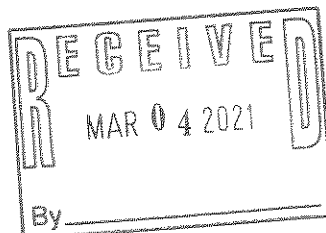
**Bill To:**

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

5A

Description	Hours/Qty	Rate	Amount
1 Management Fees - March 2021		3,750.00	3,750.00
2 Information Technology - March 2021		250.00	250.00
3 Dissemination Agent Services - March 2021		333.33	333.33
4 Office Supplies		0.81	0.81
5 Postage		163.77	163.77
6 Copies		47.70	47.70
7 Telephone		22.75	22.75

1. 1, 310, 513, 340  
2. 1, 310, 513, 352  
3. 1, 310, 513, 313  
4. 1, 310, 513, 510  
5. 1, 310, 513, 420  
6. 1, 310, 513, 425  
7. 1, 310, 513, 410

**Total** \$4,568.36**Payments/Credits** \$0.00**Balance Due** \$4,568.36



**Governmental Management Services, LLC**

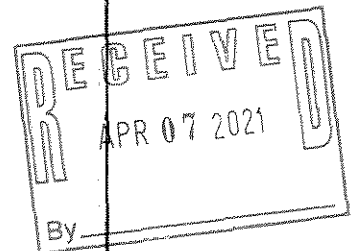
1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 46**Invoice Date:** 4/1/21**Due Date:** 4/1/21**Case:****P.O. Number:****Bill To:**

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

	Description	Hours/Qty	Rate	Amount
1	Management Fees - April 2021		3,750.00	3,750.00
2	Information Technology - April 2021		250.00	250.00
3	Dissemination Agent Services - April 2021		333.33	333.33
4	Office Supplies		19.21	19.21
5	Postage		28.18	28.18
6	Copies		273.90	273.90

1. 11 310, 513, 340  
2. 11 310, 513, 352  
3. 11 310, 513, 313  
4. 11 310, 513, 510  
5. 11 310, 513, 420  
6. 11 310, 513, 425

**Total** \$4,654.62**Payments/Credits** \$0.00**Balance Due** \$4,654.62

Dynamic Security Professionals, Inc.

P.O. Box 23861  
Jacksonville, FL 32241  
EF0001108

# Invoice

Date	Invoice #
3/24/2021	38722

<b>Bill To</b>
Cypress Bluff CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

<b>Location</b>
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

RECEIVED

MAR 24 2021

P.O. No.	Terms
	Due on receipt

Item	Quantity	Description	Rate	Amount
Quarterly Monitor...	3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 2nd Quarter  42K 1-320-572-467	60.00	180.00T

Thank you for your business.

Sales Tax (7.5%)

\$13.50

Total

\$193.50

Payments/Credits

\$0.00



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

March 8, 2021  
Project No: 13102.26002  
Invoice No: 0197269

Project 13102.26002 Cypress Bluff CDD-District Engineer (WA#3)  
Services this month include:  
1. Preparing requisitions  
2. Review and Sign Documents  
3. Administrative Support

-Brad W.

*Feb*

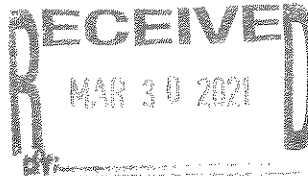
**Professional Services rendered through February 28, 2021**

**Professional Personnel**

		Hours	Rate	Amount
Senior Engineer				
Weeber, Bradley	2/20/2021	.50	194.00	97.00
Administrative Support				
Blair, Shelley	2/13/2021	.50	81.00	40.50
Totals		1.00		137.50
<b>Total Labor</b>				<b>137.50</b>
<b>Invoice Total this Period</b>				<b>\$137.50</b>

**Outstanding Invoices**

Number	Date	Balance
0196947	2/9/2021	545.75
<b>Total</b>		<b>545.75</b>
<b>Total Now Due</b>		<b>\$683.25</b>



*619  
1-310-513.311*

**England-Thims & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32226 • Tel 904-642-6300 • Fax 904-646-9485  
CA-00002394 LC-0000316

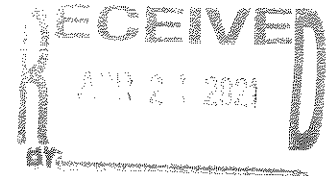


Jim Perry  
Cypress Bluff Community Development District c/o  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

April 12, 2021  
Project No: 13102.26002  
Invoice No: 0197673

Project 13102.26002 Cypress Bluff CDD-District Engineer (WA#3)

Services this month include:  
1. Preparing requisitions  
2. Review and Sign Documents  
3. Administrative Support



-Brad W.

*March Professional Services*

Professional Services rendered through March 31, 2021

**Professional Personnel**

		Hours	Rate	Amount
Senior Engineer				
Weeber, Bradley	3/27/2021	1.00	194.00	194.00
Administrative Support				
Blair, Shelley	3/20/2021	.50	81.00	40.50
Blair, Shelley	3/27/2021	1.00	81.00	81.00
Totals		2.50		315.50
Total Labor				315.50

Invoice Total this Period \$315.50

**Outstanding Invoices**

Number	Date	Balance
0197269	3/8/2021	137.50
Total		137.50

*1. 310-513-311  
6A*

**England-Thim & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8890 • fax 904-646-9485  
CA-00002584 LC-0000316

FASTSIGNS#171701

8535-7 Baymeadows Rd.

Jacksonville, FL 32256

Phone 904-443-7446

Fax 904-443-6228

Email: sales@fsonbaymeadows.com

**Invoice:**

Invoice Date:

**299 73433**

**3/23/2021**

Salesperson: sales@fsonbaymeadows.com

Customer: **Cypress Bluff Community Development**

Contact: Marcy Pollicino

Customer: 14894

ph: (904) 527-1081

Description: Installation of eTown Boulevard banner

Sales Person: Kimberly Brown

Clerk: Job Lumibao

Email: recharge@etownjax.com

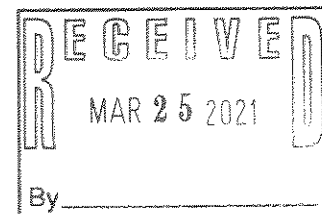
	Product	Qty	Sides	H x W	Unit Cost	Item Total
1	Miscellaneous Installatio	* 1	1	1 x 1	\$250.00	\$250.00

Description: Installation at eTown

Text: Installation of eTown Boulevard banner

\*\*Re-use banner onsite. Replace mounting hardware.

1,300.13/102  
18A



Other Payments:

Shipping Notes:

Form of Payment / Amount / Initials

Notes:

Line Item Total:	\$250.00
Tax Exempt Amt:	\$250.00
Subtotal:	\$250.00
Taxes:	\$0.00
Total:	\$250.00
Total Payments:	\$0.00
Balance Due:	\$250.00

Payment due within 30 days of pick-up.

ATTN: Marcy Pollicino

Cypress Bluff Community Development

475 W. Town Place

Suite 114

St. Augustine, FL 32092

Received/Accepted By:

/ /

More than fast. More than signs.™

# FLORIDA TRAFFIC CRASH DRIVER INFORMATION EXCHANGE

This Traffic Crash Report can be purchased online at:  
[www.FloridaCrashPortal.gov](http://www.FloridaCrashPortal.gov)

Crash Number 88480525	Reporting Agency FLORIDA HIGHWAY PATROL		
--------------------------	--	--	--

## CRASH IDENTIFIERS

County of Crash DUVAL	City or Place of Crash JACKSONVILLE	<input checked="" type="checkbox"/> City Limits	Crash Date/Time 03/15/2021 02:51 PM	Reported Date/Time 03/15/2021 02:56 PM
Roadway Description for Location of Occurrence E TOWN PARKWAY				

## VEHICLE

V01	Year 2018	Make VOLKS	Model JETTA	Color RED	State FL	License Number KTIL46	Registration Expires 4/18/2021	<input type="checkbox"/> Permanent Registration	VIN 3VW2B7AJ3JM230405
Owner First Name BRUCE		Owner Middle Name DAVID		Owner Last Name BELL		Owner Suffix	Owner Business (if not Person)		
Address 10414 MC LAURIN RD E				Address Other				City JACKSONVILLE	State FL
Owner Phone Number		Owner Phone Number (other)		Insurance Company GEICO		Insurance Policy Number 6007096789			
Trailer One	License Number	State	Reg. Expires	Permanent Reg. NO	VIN	Year	Make	Length	Axles
Trailer Two	License Number	State	Reg. Expires	Permanent Reg. NO	VIN	Year	Make	Length	Axles

## PERSON RECORD

Person Type DRIVER	NM#	Vehicle# V01	First Name HEATH	Middle Name WILSON	Last Name BELL	Suffix
Address 10414 MC LAURIN RD E			Address Other		City JACKSONVILLE	State FL
Phone Number		Phone Number (other)		Other Comments (Write In)		

## BUSINESS RECORD

Business Name E TOWN PARKWAY		Phone Number 904-559-1330		Phone Number (other)	
Address 11000 E TOWN PARKWAY		Address Other		City JACKSONVILLE	State FL
				Zip Code 32256	

## REPORTING OFFICER

ID Number 4176	Rank TPR	Name GOODE, DARRELL	Troop / Post G	Officer Agency FLORIDA HIGHWAY PATROL	Phone Number 904-695-4000
-------------------	-------------	------------------------	-------------------	--	------------------------------



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

Salesperson: sales@fsonbaymeadows.com

Invoice:

Page 1 of 1

299 73739

Customer: Cypress Bluff Community Development

ph: (904) 527-1081

Contact: Marcy Pollicino

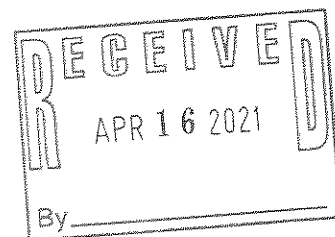
Description: Bluetooth Headphone Signs

Sales Person: Kimberly Brown

Clerk: Job Lumibao

Email: recharge@etownjax.com

	Product	Qty	Sides	H x W	Unit Cost	Item Total
1	High Quality Output to Rigid Mat.	* 4	1	6 x 6	\$40.58	\$162.32
	Color: 4/0					
	Description: 3M Vinyl with 3M UV Laminate Mounted on 1/8" PVC with 3M VHB tape on backs					



1-320-572-460  
18A

Other Payments:

Shipping Notes:

Form of Payment / Amount / Initials

Ordered:

4/15/2021 9:55:50AM

Due:

4/15/2021 4:00:00PM

Printed:

4/16/2021 8:34:33AM

Notes:

Line Item Total:	\$162.32
Tax Exempt Amt:	\$162.32
Subtotal:	\$162.32
Taxes:	\$0.00
Total:	\$162.32
Total Payments:	\$0.00
Balance Due:	\$162.32

Payment due within 30 days of pick-up.

ATTN: Marcy Pollicino

Cypress Bluff Community Development

475 W. Town Place

Suite 114

St. Augustine, FL 32092

Received/Accepted By:

/ /

More than fast. More than signs.™

**Cypress Bluff**  
**COMMUNITY DEVELOPMENT DISTRICT**

RECEIVED

**General Fund**

MAR 07 2021

**Check Request**

Date	Amount	Authorized By
April 7, 2021	\$402.08	Oksana Kuzmuk

Payable to:

Governmental Management Services, LLC #5
--

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10100
------	---------------------

Intended Use of Funds Requested:

MAR 2021 Assmt Collection Fees
(Attach supporting documentation for request.)



# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

## STATEMENT

December 31, 2020

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

Bill Number 119515  
Billed through 11/30/2020

General Counsel

CBCDD 00001

KSB

7A  
1-310-513-315  
DFO. 1-300, 131, 102

### FOR PROFESSIONAL SERVICES RENDERED

11/02/20	KSB	Confer with D. Ray regarding solicitation process for amenity manager.	0.40 hrs
11/03/20	TFM	Prepare for and attend landowner election by phone.	0.40 hrs
11/03/20	KSB	Review proxy and ballot; confer with Muhl.	3.20 hrs
11/03/20	KEM	Prepare and record second amended disclosure of public financing.	0.40 hrs
11/05/20	KEM	Review recorded second amended disclosure of public finance; confer with Gaskins.	0.30 hrs
11/06/20	KEM	Research appropriation resolution.	0.20 hrs
11/10/20	KSB	Prepare agreement for amenity management services.	1.20 hrs
11/12/20	KSB	Continue to prepare amenity manager agreement; prepare amendment to landscape maintenance agreements.	1.70 hrs
11/12/20	KEM	Research acquisition of landscape improvements and board approval; review special district invoice.	0.30 hrs
11/13/20	KSB	Confer with D. Ray.	0.30 hrs
11/16/20	KSB	Continue to revise amenity management agreement; confer with D. Ray.	1.30 hrs
11/17/20	KSB	Prepare for and attend board meeting; confer with vendor regarding amenity management.	1.00 hrs
11/18/20	KSB	Continue to prepare amenity management agreement.	0.30 hrs
11/24/20	KSB	Continue to prepare Sunstate agreements.	0.60 hrs
11/30/20	KSB	Perform meeting follow up; finalize agreements for execution.	0.50 hrs

Total fees for this matter

\$3,147.50

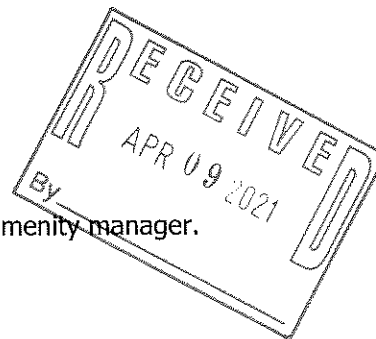
### DISBURSEMENTS

Recording Fees

349.00

Total disbursements for this matter

\$349.00



**MATTER SUMMARY**

Ibarra, Katherine E. - Paralegal	1.20 hrs	125 /hr	\$150.00
Buchanan, Katie S.	10.50 hrs	275 /hr	\$2,887.50
Mackie, A.Tucker Frazee	0.40 hrs	275 /hr	\$110.00

TOTAL FEES	\$3,147.50
TOTAL DISBURSEMENTS	\$349.00
INTEREST CHARGE ON PAST DUE BALANCE	\$17.08

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$3,513.58</b>
--------------------------------------	-------------------

**BILLING SUMMARY**

Ibarra, Katherine E. - Paralegal	1.20 hrs	125 /hr	\$150.00
Buchanan, Katie S.	10.50 hrs	275 /hr	\$2,887.50
Mackie, A.Tucker Frazee	0.40 hrs	275 /hr	\$110.00

TOTAL FEES	\$3,147.50
TOTAL DISBURSEMENTS	\$349.00
INTEREST CHARGE ON PAST DUE BALANCE	\$17.08

<b>TOTAL CHARGES FOR THIS BILL</b>	<b><del>\$3,513.58</del></b>
------------------------------------	------------------------------

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

\$ 3496.5  
\$ 17.08 DTO

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

## STATEMENT

January 31, 2021

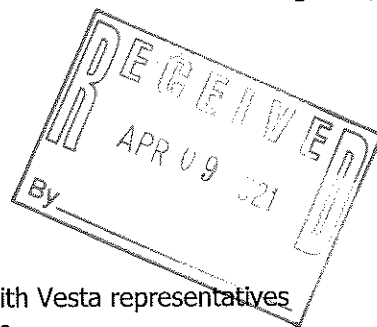
Cypress Bluff CDD  
Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 120088  
Billed through 12/31/2020

General Counsel

CBCDD 00001 KSB

7A  
1-310-513-315  
DFO = 001,300,131,102



### FOR PROFESSIONAL SERVICES RENDERED

12/01/20	KSB	Confer with D. Ray regarding alcohol license; confer with Vesta representatives regarding same; review and revise Recharge Club rates.	1.70 hrs
12/02/20	KEM	Prepare notice of rule development, notice of rulemaking, resolution setting amenity rates hearing and resolution adopting amenity rates.	0.90 hrs
12/04/20	KEM	Review and record executed special warranty deed.	0.20 hrs
12/07/20	KSB	Review meeting minutes.	0.40 hrs
12/08/20	KSB	Confer with district manager.	0.30 hrs
12/11/20	KSB	Confer with district manager regarding outstanding agreements.	0.40 hrs
12/21/20	KSB	Prepare notice of rulemaking and notice of rule development.	0.40 hrs
12/31/20	EGRE	Research application of E-Verify law; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$1,040.00

### DISBURSEMENTS

Recording Fees	35.20
Total disbursements for this matter	\$35.20

### MATTER SUMMARY

Gregory, Emma C.	0.10 hrs	225 /hr	\$22.50
Ibarra, Katherine E. - Paralegal	1.10 hrs	125 /hr	\$137.50
Buchanan, Katie S.	3.20 hrs	275 /hr	\$880.00

TOTAL FEES	\$1,040.00
TOTAL DISBURSEMENTS	\$35.20
INTEREST CHARGE ON PAST DUE BALANCE	\$17.08

**TOTAL CHARGES FOR THIS MATTER****\$1,092.28****BILLING SUMMARY**

Gregory, Emma C.	0.10 hrs	225 /hr	\$22.50
Ibarra, Katherine E. - Paralegal	1.10 hrs	125 /hr	\$137.50
Buchanan, Katie S.	3.20 hrs	275 /hr	\$880.00

TOTAL FEES \$1,040.00

TOTAL DISBURSEMENTS \$35.20

INTEREST CHARGE ON PAST DUE BALANCE \$17.08

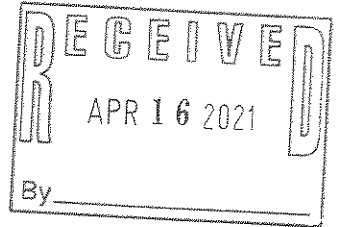
**TOTAL CHARGES FOR THIS BILL****\$1,092.28****Please include the bill number with your payment.**

~~\$ 1075.2~~  
D70- \$ 17.08

# Hopping Green & Sams

Attorneys and Counselors

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



## STATEMENT

February 28, 2021

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

Bill Number 120611  
Billed through 01/31/2021

001.310.51300.31500

7A

**Del Webb/Pulte - Neighborhood Construction**  
**CBCDD 00106 KSB**

### FOR PROFESSIONAL SERVICES RENDERED

01/05/21	KEM	Prepare utilities acquisition documents.	0.20 hrs
01/06/21	KSB	Review acquisition package.	0.30 hrs
01/08/21	KEM	Confer with developer regarding final proof of payment.	0.10 hrs
01/20/21	KEM	Review proof of payment; prepare acquisition documents.	0.60 hrs
Total fees for this matter			\$195.00

### MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.90 hrs	125 /hr	\$112.50
Buchanan, Katie S.	0.30 hrs	275 /hr	\$82.50
TOTAL FEES			\$195.00

### **TOTAL CHARGES FOR THIS MATTER**

**\$195.00**

### BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.90 hrs	125 /hr	\$112.50
Buchanan, Katie S.	0.30 hrs	275 /hr	\$82.50
TOTAL FEES			\$195.00

### **TOTAL CHARGES FOR THIS BILL**

**\$195.00**

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

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

March 31, 2021

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

Bill Number 121425  
Billed through 02/28/2021

**General Counsel**

**CBCDD 00001 KSB**

**FOR PROFESSIONAL SERVICES RENDERED**

02/16/21	KSB	Confer with district manager regarding tentative agenda.	0.20 hrs
02/22/21	KEM	Review filed application for tax exemption.	0.10 hrs
Total fees for this matter			\$67.50

**MATTER SUMMARY**

Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Buchanan, Katie S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES \$67.50

**TOTAL CHARGES FOR THIS MATTER \$67.50**

**BILLING SUMMARY**

Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Buchanan, Katie S.	0.20 hrs	275 /hr	\$55.00

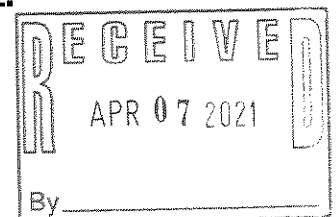
TOTAL FEES \$67.50

**TOTAL CHARGES FOR THIS BILL \$67.50**

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

1-310-513-315

7A





## Maintenance Invoice

Invoice#: 2058

Date: 03/22/2021

**Billed To:** Cypress Bluff CDD/E-Town Recharge Center  
11003 E-Town Parkway  
Jacksonville FL 32256

**For:** E-Town Recharge Center  
110003 E-Town Parkway  
Jacksonville FL 32256

---

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

Description	Quantity	Price	Ext Price	Sales Tax
Turf Repair	1.00	465.00	465.00	N

RECEIVED

MAR 22 2021

1,320.572,46110

**Mail all checks payable to Sun State Nursery, Inc.:**

9362 Phillips Highway  
Jacksonville FL 32256  
(904) 260-0811

**Amount Due**

**465.00**

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 2411

Date: 04/01/2021

**Billed To:** Cypress Bluff CDD  
4314 Pablo Oaks Court  
Jacksonville FL 32224

**For:** E-Town Phase 1

---

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

Description	Quantity	Price	Ext Price	Sales Tax
April Landscape Maintenance	1.00	6,027.00	6,027.00	N

12A

1,320,572.461



**Mail all checks payable to Sun State Nursery, Inc.:**

9362 Phillips Highway  
Jacksonville FL 32256  
(904) 260-0811

**Amount Due**

**6,027.00**

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**





## Maintenance Invoice

Invoice#: 2412

Date: 04/01/2021

**Billed To:** Cypress Bluff CDD  
4314 Pablo Oaks Court  
Jacksonville FL 32224

**For:** E-Town Phase 2

---

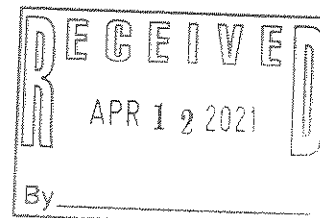
For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

Description	Quantity	Price	Ext Price	Sales Tax
April Landscape Maintenance	1.00	14,210.00	14,210.00	N

12A

1.320.572.461



Mail all checks payable to Sun State Nursery, Inc.:

9362 Phillips Highway  
Jacksonville FL 32256  
(904) 260-0811

**Amount Due**

**14,210.00**

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



## Maintenance Invoice

Invoice#: 2418

Date: 04/01/2021

**Billed To:** Cypress Bluff CDD  
4314 Pablo Oaks Court  
Jacksonville FL 32224

**For:** E-Town Interchange East

---

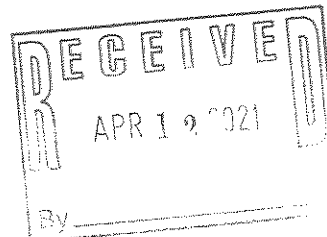
For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

Description	Quantity	Price	Ext Price	Sales Tax
April Landscape Maintenance	1.00	4,160.00	4,160.00	N

12A

1,320,572.461



**Mail all checks payable to Sun State Nursery, Inc.:**

9362 Phillips Highway  
Jacksonville FL 32256  
(904) 260-0811

**Amount Due**

**4,160.00**

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 2442

Date: 04/01/2021

**Billed To:** Cypress Bluff CDD/E-Town Recharge Center  
11003 E-Town Parkway  
Jacksonville FL 32256

**For:** E-Town Recharge Center  
11003 E-Town Parkway  
Jacksonville FL 32256

---

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

Description	Quantity	Price	Ext Price	Sales Tax
April Landscape Maintenance	1.00	3,320.00	3,320.00	N



**Mail all checks payable to Sun State Nursery, Inc.:**

9362 Phillips Highway  
Jacksonville FL 32256  
(904) 260-0811

**Amount Due**

**3,320.00**

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 2352

Date: 04/21/2021

**Billed To:** Cypress Bluff CDD  
4314 Pablo Oaks Court  
Jacksonville FL 32224

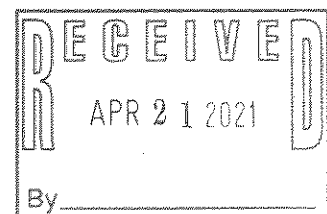
**For:** E-Town Phase 1

---

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

Description	Quantity	Price	Ext Price	Sales Tax
Turf Repair	1.00	449.05	449.05	N



**Mail all checks payable to Sun State Nursery, Inc.:**

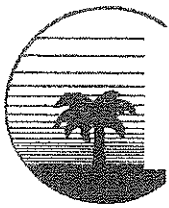
9362 Phillips Highway  
Jacksonville FL 32256  
(904) 260-0811

**Amount Due**

**449.05**

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



**SUN  
STATE**  
NURSERY &  
LANDSCAPING, INC.

E-Town P1  
11003 eTown Parkway  
Jacksonville, FL 32256

Attn: Marcy Pollicino

RECEIVED

MAR 26 2021

RE: Turf Repair  
Date: 03/25/2021

PROPOSAL

**Landscaping:**

Replace damaged turf from car incident at the first round about across from the welcome center. Area will be stripped, regraded, and replaced.

1,350.181.102

**TOTAL      \$ 449.05**

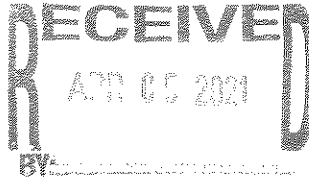
Talmadge Griffin  
General Manager of Maintenance

\_\_\_\_\_  
Manager Signature

**BNY MELLON**The Bank of New York Mellon  
Trust Company, N.A.**Second Notice**

11A

000196 XBFRSDD1 000000

Government Management Services, LLC.  
ATTN: Jim Perry  
475 West Town Place  
Suite 114  
World Golf Village  
St. Augustine, FL 32092

Invoice Number:	252-2357512
Account Number:	CYPBLUFF2019
Invoice Date:	01-Feb-21
Cycle Date:	01-Feb-21
Administrator:	Thomas Radicioni
Phone Number:	(904) 645-1985
Currency:	USD

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

	Quantity	Rate	Proration	Subtotal	Total
<b>Flat</b>					
<b>Construction Fund Fee</b>					2,000.00
For the period: February 01, 2021 to January 31, 2022					
<b>Trustee Fee</b>					4,000.00
For the period: February 01, 2021 to January 31, 2022					
<b>Variables</b>					
<b>Disbursements Fee</b>					125.00
For the period: February 01, 2020 to January 31, 2021					
Fee	5.00	@ 25.00		125.00	

Invoice Total: 6,125.00

Satisfied To Date: 0.00

Balance Due: 6,125.00

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

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

Wire and ACH Payment Instructions:  
The Bank of New York Mellon  
ABA Number: 021000018  
Account Number: 8901245259  
Account Name: BNY Mellon - Fee Billing Wire Fees  
Please reference Invoice Number: 252-2357512



---

**Billing Stub**

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

<b>Invoice Number:</b>	<b>252-2357512</b>
<b>Account Number:</b>	<b>CYPBLUFF2019</b>
<b>Invoice Date:</b>	<b>01-Feb-21</b>
<b>Cycle Date:</b>	<b>01-Feb-21</b>
<b>Administrator:</b>	Thomas Radicioni
<b>Phone Number:</b>	(904) 645-1985
<b>Amount:</b>	<b>6,125.00 USD</b>

0000006488132520235751200000000000006125005



BNY MELLON

The Bank of New York Mellon  
Trust Company, N.A.

## INVOICE

000008 XBFRSDD1 000000

Government Management Services, LLC.

ATTN: Jim Perry  
475 West Town Place  
Suite 114  
World Golf Village  
St. Augustine, FL 32092

Invoice Number: 252-2372951  
Account Number: CYPBLUFF2020  
Invoice Date: 05-Apr-21  
Cycle Date: 01-Apr-21  
Administrator: Thomas Radicioni  
Phone Number: (904) 645-1985  
Currency: USD

11A

Cypress Bluff Community Development District Special Assessment Bonds, Series 2020

	Quantity	Rate	Proration	Subtotal	Total
<b>Flat</b>					
<b>Construction Fund Fee</b>					2,000.00
For the period: April 01, 2021 to March 31, 2022					
<b>Trustee Fee</b>					4,000.00
For the period: April 01, 2021 to March 31, 2022					
<b>One Time Charges</b>					
<b>Courier Expense</b>					11.81
<b>Redemption Notice Fee</b>					100.00

Invoice Total: 6,111.81  
Satisfied To Date: 0.00  
Balance Due: 6,111.81

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

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

Wire and ACH Payment Instructions:  
The Bank of New York Mellon  
ABA Number: 021000018  
Account Number: 8901245259  
Account Name: BNY Mellon - Fee Billing Wire Fees  
Please reference Invoice Number: 252-2372951

## Billing Stub

Cypress Bluff Community Development District Special Assessment Bonds,  
Series 2020

Invoice Number: 252-2372951  
Account Number: CYPBLUFF2020  
Invoice Date: 05-Apr-21  
Cycle Date: 01-Apr-21  
Administrator: Thomas Radicioni  
Phone Number: (904) 645-1985  
Amount: 6,111.81 USD

000000662275252123729510000000000006111813





# Turner Pest Control

Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305  
www.turnerpest.com

Turner Pest Control  
8400 Baymeadows Way  
Suite 12  
Jacksonville, FL 32256  
904-355-5300

## Service Slip/Invoice

INVOICE: 7431615  
DATE: 4/13/2021  
ORDER: 7431615

Bill To: [415357]

Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work

Location: [415357] 904-710-9348

Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work Date	Time	Target Pest	Technician	Time In
4/13/2021	01:55 PM	ANTS, ROACH, WASP		01:55 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/13/2021		03:19 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	120.00
		<b>SUBTOTAL</b> \$120.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$120.00
		<b>AMOUNT DUE</b> \$120.00

55A  
1-320-572-470

RECEIVED  
APR 13 2021  
By \_\_\_\_\_

TECHNICIAN SIGNATURE  
\_\_\_\_\_  
CUSTOMER SIGNATURE  
\_\_\_\_\_

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



Main: 8400 Baymeadows Way, Suite 12, Jacksonville, Florida 32256  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305  
www.turnerpest.com

Turner Pest Control  
8400 Baymeadows Way  
Suite 12  
Jacksonville, FL 32256  
904-355-5300

## Service Slip/Invoice

INVOICE: 7431616  
DATE: 4/13/2021  
ORDER: 7431616

Bill To: [415357]

Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work

Location: [415357] 904-710-9348

Recharge at E-town Amenity Center  
10571 E-Town Pkwy  
Jacksonville, FL 32256

Work Date	Time	Target Pest	Technician	Time In
4/13/2021	01:55 PM	FIRE ANT		01:55 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/13/2021		01:55 PM

Service	Description	Price
LANDOFA	TURNERGREEN - GUARANTEED FIRE ANT CONTROL	120.00
		<b>SUBTOTAL</b> \$120.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$120.00
		<b>AMOUNT DUE</b> \$120.00

55A  
1-320-572-470

RECEIVED  
APR 15 2021  
By \_\_\_\_\_

TECHNICIAN SIGNATURE \_\_\_\_\_

CUSTOMER SIGNATURE \_\_\_\_\_

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



# Twist of Fun! Balloon Art

## Inflated Excellence

6111 Wakulla Springs Road • Jacksonville • FL 32258 • justin\_reams@hotmail.com  
Tel: (904) 568-2472 • Fax: • https://www.facebook.com/Twistoffunballoonart

### Invoice & Performance Agreement

This is a Performance Agreement between Twist of Fun! Balloon Art ("ToF") and:

Marcy Pollicino  
e-town ("Client")  
(904) 527-1081  
Email: Recharge@etownjax.com Web:

67  
1,320.572.494

ToF will provide services at the following time and location:

Dec 17, 2021 - Friday, 6:00pm to 8:00pm  
eTown Rooftop Patio 10571 eTown Parkway, in Jacksonville, FL 32256

ToF will provide:

Item	Qty/Hours	Rate	Subtotal
Balloon Entertainment	2.00	\$150.00	\$300.00

Notes:

#### Fee Info:

Client will provide a total of \$300.00. A non-refundable booking fee of \$100.00 (to secure the date) is due by April 20, 2021, and the balance is due by Dec 17, 2021.

#### Payment Summary:

Total: \$300.00

As agreed

*Approved*

Justin Reams  
Twist of Fun! Balloon Art

Apr 13, 2021  
Date

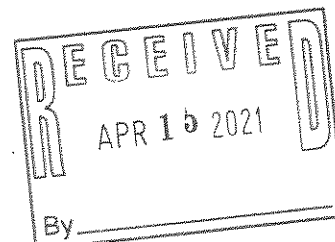
*Marcy Pollicino*

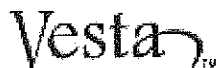
fingerprint: 74.93.171.90::1618324284

Marcy Pollicino  
e-town

Apr 13, 2021  
Date

ID: 2610





## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 250  
Jacksonville FL 32202

Invoice # 378547  
Date 12/31/2020  
  
Terms  
Due Date 1/31/2021  
Memo Pass Thru Dec.

### Bill To

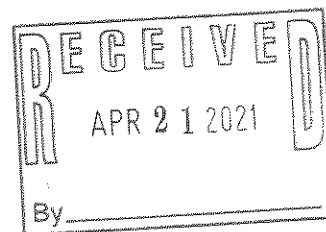
James Perry, CPA  
Cypress Bluff CDD  
c/o GMS LLC  
475 West Town Place, Suite 114  
St. Augustine FL 32092

37A

Description	Quantity	Rate	Amount
Billable Expenses			5.87
M. Pollicino - Walmart-Mop head			16.87
M. Pollicino - Walmart-Copy of keys for the facility for housekeeping and for the outdoor lock box.			10.55
M. Pollicino - Walmart-Copy of keys for the facility for field ops and housekeeping.			90.12
M. Pollicino - Walmart-Housekeeping supplies plus a chain lock for a fence.			60.30
M. Pollicino - Walmart-Housekeeping supplies.			183.71
Total Billable Expenses			

Total \$183.71

1 - 320 - 572 - 462



Give us Feedback @ survey.walmart.com  
Thank you! ID # 783VWOB1RMG

**Walmart** \*

904-417-9088 Mgr:BOBBY  
845 DUNN PAVILION DR  
ST JOHNS, FL 32259

ST# 00928 OP# 009031 TE# 31 TR# 07707  
TM COIN RT 007173600974 5.48 X  
SUBTOTAL 5.48  
TAX 1 6.500 % 0.36  
PIF 0.500 % 0.03  
TOTAL 5.87  
AMEX TEND 5.87

AMERICAN EXPRESS \*\*\* \*\*\*\* \*\*\*3 402 I 0  
APPROVAL # 823080  
BT # 05200747061  
TRANS ID 001368054878487  
AID A000000025010801  
AAC /A01106580852F79  
TERMINAL # SC010510

12/17/20 15:35:37  
CHANGE DUE 0.00

PIF Notice

YOUR RECEIPT CONTAINS A 0.50% PUBLIC  
INFRASTRUCTURE FEE, PAYABLE TO THE  
DPI COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO  
FINANCE PUBLIC IMPROVEMENTS IN THE  
DISTRICT. THIS FEE IS NOT A TAX AND  
IS CHARGED IN ADDITION TO SALES TAX.  
THIS FEE BECOMES PART OF THE SALES  
PRICE AND IS SUBJECT TO SALES TAX.

# ITEMS SOLD 1

REG 8123 1298 3836 2816 0294



THANK YOU FOR SHOPPING WITH US

12/17/20 15:35:37

\*\*\*CUSTOMER COPY\*\*\*

Give us feedback @ survey.walmart.com  
Thank you! ID #:7P80V261TJJ

**Walmart**   
Save money. Live better.

904-417-9688 Mgr:BOBBI  
845 DUBBIN PAVILION DR  
ST JOHNS, FL 32259  
ST# 00920 OPR 000373 TE# 95 TR# 09536  
KEY 073651156168 1.97 X  
KEY 073651156168 1.97 X  
KEY 073651156168 1.97 X  
KEY 073651156168 1.97 X  
KEY 073651156168 1.97 X  
KEY 073651156168 1.97 X  
KEY 073651156168 1.97 X  
SUBTOTAL 15.76  
TAX 1 6.500 % 1.03  
PIF 0.500 % 0.00  
TOTAL 16.87  
AMEX TEND 16.87

AMERICAN EXPRESS \*\*\* \*\*\*\* \*\*\*3 402 Y 0  
APPROVAL # 822246  
REF # 035200543741  
TRANS ID - 001368650139488  
AID A000000025010001  
IC 9348465806040696  
TERMINAL # 261070139  
\*NO SIGNATURE REQUIRED  
12/17/20 15:24:31  
CHANGE DUE 0.00

PIF Notice

YOUR RECEIPT CONTAINS A 0.50% PUBLIC  
INFRASTRUCTURE FEE, PAYABLE TO THE  
OPT COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO  
FINANCE PUBLIC IMPROVEMENTS IN THE  
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IS CHARGED IN ADDITION TO SALES TAX.  
THIS FEE BECOMES PART OF THE SALES  
PRICE AND IS SUBJECT TO SALES TAX.

# ITEMS SOLD 8

TC# 9460 4211 2779 8549 1837



THANK YOU FOR SHOPPING WITH US  
12/17/20 15:24:31  
\*\*\*CUSTOMER COPY\*\*\*

Give us feedback @ survey.walmart.com  
Thank you! ID #:7PBV6HBT09



904-417-9688 Mgr:BOBBI  
845 DUBBIN PAVILION DR  
ST JOHNS, FL 32259

ST# 00929 OPR 000687 TEN 95 TR# 09035  
KEY 073651150095 1.97 X  
KEY 073651150095 1.97 X  
KEY 073651150095 1.97 X  
KEY 073651150095 1.97 X  
KEY 073651150095 1.97 X

SUBTOTAL 9.85  
TAX 1 6.500 % 0.65  
PIF 0.500 % 0.05  
TOTAL 10.55  
ANEX TEND 10.55

AMERICAN EXPRESS \*\*\* \*\*\*\* \*\*\*3 402 I 0  
APPROVAL # 029007  
REF # 034500707754  
TRANS ID - 001152234586483  
AID A000000025010001  
TC 27635BD0000A0AFD  
TERMINAL # 261070139  
\*NO SIGNATURE REQUIRED

12/10/20 13:52:50  
CHANGE DUE 0.00

PIF Notice

YOUR RECEIPT CONTAINS A 0.50% PUBLIC  
INFRASTRUCTURE FEE, PAYABLE TO THE  
DPI COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO  
FINANCE PUBLIC IMPROVEMENTS IN THE  
DISTRICT. THIS FEE IS NOT A TAX AND  
IS CHARGED IN ADDITION TO SALES TAX.  
THIS FEE BECOMES PART OF THE SALES  
PRICE AND IS SUBJECT TO SALES TAX.

# ITEMS SOLD 5

TC# 0089 6427 4995 7060 8779



THANK YOU FOR SHOPPING WITH US

12/10/20 13:52:59

\*\*\*CUSTOMER COPY\*\*\*

Give us feedback @ survey.walmart.com  
Thank you! ID #:7PBV7SB1540

**Walmart** ✱

904-417-9688 Mgr:BOBBI  
845 DURBIN PAVILION DR  
ST JOHNS, FL 32259

SI# 00928 OP# 009035 TE# 35 TR# 08189  
MR CLEAN 003700079009 4.94 X  
MOP REFILL 004178500056 5.98 X  
MOP REFILL 004178500056 5.98 X  
GV WHT VNGR 007874235255 F 2.64 N  
DISINFEX80CT 084019311131 3.38 T  
DISINFEX80CT 084019311131 3.38 T  
SCRUB SPONGE 005113193684 7.97 X  
ISA LOCK 007164927466 10.74 X  
BLK CHAIN 004222809814 11.97 X  
GG PROJ PREP 007004802741 7.44 X  
RM HAND SAN 008687624512 9.97 X  
RM HAND SAN 008687624512 9.97 X  
HAND TOWEL 088771905031 2.97 X  
HAND TOWEL 088771905031 2.97 X  
\*\* VOIDED ENTRY \*\*  
HAND TOWEL 088771905031 2.97-X  
\*\* VOIDED ENTRY \*\*  
HAND TOWEL 088771905031 2.97-X  
VOIDED BANKCARD TRANSACTION  
TERMINAL # SC010670

TRANSACTION NOT COMPLETE

12/11/20 16:11:43  
SUBTOTAL 84.36  
TAX 1 6.500 % 5.35  
PIF 0.500 % 0.41  
TOTAL 90.12  
AMEX TEND 90.12

AMERICAN EXPRESS \*\*\* \*\*\*\*\*3 402 I 0

APPROVAL # 867832

REF # 034600881746

TRANS ID - 001152890471483

ATD A000000025010801

AAC 56E9480400842358

TERMINAL # SC010670

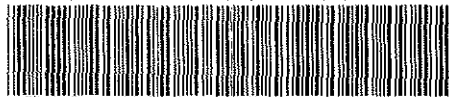
12/11/20 16:12:03  
CHANGE DUE 0.00

PIF Notice

YOUR RECEIPT CONTAINS A 0.50% PUBLIC  
INFRASTRUCTURE FEE, PAYABLE TO THE  
DPI COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO  
FINANCE PUBLIC IMPROVEMENTS IN THE  
DISTRICT. THIS FEE IS NOT A TAX AND  
IS CHARGED IN ADDITION TO SALES TAX.  
THIS FEE BECOMES PART OF THE SALES  
PRICE AND IS SUBJECT TO SALES TAX.

# ITEMS SOLD 12

TC# 9199 6528 4545 7668 0779



THANK YOU FOR SHOPPING WITH US

12/11/20 16:12:03

\*\*\*CUSTOMER COPY\*\*\*



Give us feedback @ survey.walmart.com  
Thank you! ID #: 7PBVK8B1L71

**Walmart** \*

904-417-9688 Mgr: BOBBI  
845 DURBIN PAVILION DR  
ST. JOHNS, FL 32259

ST# 00928 OP# 009029 TE# 29 TR# 02517  
SW WJ SK 003700092810 22.97 X  
SWIFFER 003700081789 11.97 X  
SWIFFER 003700081789 11.97 X  
SWIFFER 003700026536 9.42 X  
SUBTOTAL 56.33  
TAX 1 6.500 % 3.69  
PIF 0.500 % 0.28  
TOTAL 60.30  
AMEX TEND 60.30

AMERICAN EXPRESS \*\*\* \*\*\*\*\* 3 402 I 0  
APPROVAL # 866394  
REF # 034900383438  
TRANS ID - 001154435693480  
AID A000000025010801  
AAC 681B1C5B42C6754F  
TERMINAL # SC010725

12/14/20 15:57:18  
CHANGE DUE 0.00

PIF Notice

YOUR RECEIPT CONTAINS A 0.50% PUBLIC  
INFRASTRUCTURE FEE, PAYABLE TO THE  
DP1 COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO  
FINANCE PUBLIC IMPROVEMENTS IN THE  
DISTRICT. THIS FEE IS NOT A TAX AND  
IS CHARGED IN ADDITION TO SALES TAX.  
THIS FEE BECOMES PART OF THE SALES  
PRICE AND IS SUBJECT TO SALES TAX.

# ITEMS SOLD 4

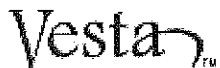
TC# 0327 7964 8771 5578 3553



THANK YOU FOR SHOPPING WITH US

12/14/20 15:57:18

\*\*\*CUSTOMER COPY\*\*\*



## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 381364  
Date 2/28/2021  
  
Terms  
Due Date 3/31/2021  
Memo

### Bill To

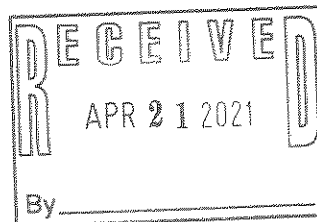
Cypress Bluff CDD  
c/o GMS LLC  
475 West Town Place, Suite 114  
St. Augustine FL 32092

37A

1-320-572-46600

Description	Quantity	Rate	Amount
Billable Expenses			5.86
S.HOWELL - Home Depot - wall mount supplies			5.86
Total Billable Expenses			

Total \$5.86



Etown



How doers  
get more done.

9021 SOUTHSIDE BLVD.  
JACKSONVILLE, FL 32256(904)464-0046

0226 00005 56332 02/03/21 10:54 AM  
SALE CASHIER MIRTA

015812003392 LEVEL <A> 2.97  
9" POLYCAST TORPEDO LEVEL  
887480038323 PLSTC ANCH <A> 2.48  
#14-16X1-1/2" PLSTIC RIB ANC GRN 5PC

SUBTOTAL 5.45  
SALES TAX 0.41  
TOTAL \$5.86

XXXXXXXXXXXX2149 AMEX  
USD\$ 5.86  
AUTH CODE 826587/8052727  
Chip Read TA

AID A000000025010601 AMERICAN EXPRESS

0226 02/03/21 10:54 AM



0226 05 56332 02/03/2021 6805

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	180	08/02/2021

Due to COVID-19, we have extended our  
returns policy for most items.

Please see homedepot.com for details.

\*\*\*\*\*

DTD WE NATL TT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Optin on e-panel

[www.homedepot.com/survey](http://www.homedepot.com/survey)

Use ID# 189 1131/9 112958  
PASSWORD: 21103 112953



0107 - Waste Pro - Jacksonville  
2940 Strickland Street  
JACKSONVILLE, FL 32254  
(904) 731-7288

CYPRESS BLUFF CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

## Account Details

Account #/ Invoice#: 092007/0000481591  
Invoice Date: 03/01/2021  
Balance Forward: \$101.32  
Payments: -\$101.32  
Adjustments: \$0.00  
New Charges: \$101.75  
Total Amount Due: \$101.75



## Detail of Payments and Charges

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
\$101.75	\$0.00	\$0.00	\$0.00	\$0.00

Dates	Description	Qty	Charge
03/01/2021	Paper Invoice Fee		\$3.00
03/01/2021	Payment - #000270		-\$101.32

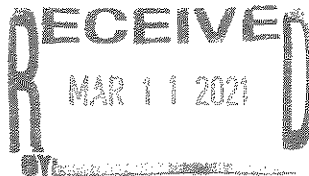
Site 092007 E-TOWN RECHARGE 10571 E-TOWN PKWY

04/01/2021 -	Frontload 4 Yd - Monthly Solid Waste Service	1	\$65.00
04/30/2021	Environmental Recovery		\$11.64
	Franchise Fee Front Load		\$14.35
	Fuel Recovery		\$7.76

Site Total: \$98.75

Total: \$101.75

1-300-202-101  
April 28th  
Refuse



001.320.572.462  
Refuse

## Important Message

There will be a 3% Service Charge added to any Credit Card Payments. We continue to offer free payment by paying using your Bank Account information in our online bill pay portal.



# GO Paperless!

### Sign Up for Invoice Notifications!

- Convenience
- Security
- Accessibility
- Savings

Log on to our website at [www.wasteprousa.com](http://www.wasteprousa.com) click on Bill Pay on the top right of the page. Choose your location and create an account. You can make payments and set up for paperless billing. You can access your account anytime anywhere.

**PAYMENT DUE UPON RECEIPT**  
**LATE PAYMENT FEES WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED ON OR BEFORE 3/31/2021**  
**THANK YOU FOR YOUR BUSINESS AND PROMPT PAYMENT. HAVE A GREAT DAY!**

or, please call our Customer Service Representatives at (904) 731-7288.  
and return this portion with your payment.

## Remittance Section

Account Number: 092007  
Invoice Number: 0000481591  
Invoice Date: 03/01/2021  
Amount Due Now: \$101.75  
Amount Enclosed: \$

Please put your account number on your check and make payable to WastePro or to pay online go to [www.wasteprousa.com/bill-pay/](http://www.wasteprousa.com/bill-pay/)



CYPRESS BLUFF CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

Waste Pro - Jacksonville  
PO Box 865200  
Orlando, FL 32886-5200



010700000920070000481591000101758

# Get to know your new bill.

We designed your bill to make it easier to read and understand.  
See some of the improvements that will give you a simpler bill experience below.

**WASTE PRO**  
REPUBLIC SERVICES NATIONAL ACC  
PO BOX 778  
DES MOINES IA 50303-0778

0102 - Waste Pro - Coosa  
3705 Saint Johns Pkwy  
Sandford, FL 32771-6368  
(211) 837-0055

**Account Details**  
Account #/ Invoice #: 012480000120400  
Invoice Date: 03/01/2019  
Balance Forward: \$3,368.00  
Payments: -\$766.40  
Adjustments: \$0.00  
New Charges: \$552.71  
Total Amount Due: \$3,234.31

**Detail of Payments and Charges**

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
\$32.31	\$1,827.24	\$24.10	\$0.00	\$0.00

**Important Message**  
We no longer accept American Express as a form of payment. You can make a payment using your banking account information. We do accept Visa, MasterCard and Discover.

**GO Paperless!**  
Sign Up for Invoice Notifications!

- Convenience
- Security
- Accessibility
- Savings

Log on to our website at [www.wasteprousa.com](http://www.wasteprousa.com) click on the Pay on the top right of the page. Choose your location and create an account. You can make payments and set up for paperless billing. You can access your account anytime anywhere.

**PAYMENT DUE UPON RECEIPT**  
LATE PAYMENT FEES WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED ON OR BEFORE 03/06/2019

Remittance Section  
Account Number: 012480  
Invoice Number: 0000120400  
Invoice Date: 03/01/2019  
Amount Due Now: \$3,234.31  
Amount Enclosed: \$

Please put your account number on your check and make payable to WastePro or to pay online go to [www.wasteprousa.com/bill-pay](http://www.wasteprousa.com/bill-pay).

Waste Pro - Coosa  
3705 Saint Johns Pkwy  
Sandford, FL 32771-6368  
030200000120400000120400003234314

Easy-to-find **Total Amount Due** and account details section

**Important Messages** section details any information varying from month to month

**WASTE PRO**  
3705 Saint Johns Pkwy  
Sandford, FL 32771-6368

**Detail of Payments and Charges**

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Service Dates**  
11/15/18  
11/20/18  
11/30/18  
11/30/18

**Description**  
Payment  
FUEL RECOVERY  
20 YD ROLLOFF HAUL FEE  
ENVIRONMENTAL FEE  
DISPOSAL FEE ROLLOFF  
FUEL RECOVERY  
20 YD ROLLOFF HAUL FEE  
ENVIRONMENTAL FEE  
DISPOSAL FEE ROLLOFF  
FRONTLOAD 6 YD MONTHLY RECYCLE  
DISPOSAL FEE ROLLOFF  
ENVIRONMENTAL FEE

**Charge**  
-0.00  
0.00  
0.00  
0.00  
0.00  
0.00  
0.00  
0.00  
0.00  
0.00  
0.00

**Site Total:** 0.00

**THIS IS A SAMPLE BILL**

**Simplified Detail of Payments and Charges** section

Payment must be received within 30 days of Invoice date in order to avoid late payment fees. Due to increasing fuel prices, you may experience an increase on your Invoice.

**PAYMENT DUE UPON RECEIPT LATE PAYMENT FEES WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED ON OR BEFORE 12/01/18**

Page 1 of 2

Tear off bottom portion of **Remittance Section and Charges** and mail back with your payment.

## ONLINE BILL PAY

For your convenience you can go to our online bill pay service and create an account  
<https://www.wasteprousa.com/bill-pay>

Signing in the first time takes an extra minute and requires your last invoice number or the phone number on file for your account.

Once you log in, you can:

1. Go Paperless! Click on the Paperless Invoice Option on the Welcome Screen
2. Make a payment using your banking information or credit card
3. Set up Automatic Payments
4. View and Download Invoices
5. Review Your Service Days





0107 - Waste Pro - Jacksonville  
2940 Strickland Street  
JACKSONVILLE, FL 32254  
(904) 731-7288

CYPRESS BLUFF CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

## Account Details

Account #/ Invoice#: 092007/0000485082  
Invoice Date: 04/01/2021  
Balance Forward: \$101.75  
Payments: \$0.00  
Adjustments: \$0.00  
New Charges: \$104.05  
Total Amount Due: \$205.80



## Detail of Payments and Charges

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
\$104.05	\$0.00	\$101.75	\$0.00	\$0.00

Dates	Description	Qty	Charge
03/01/2021	Invoice #0000481591		\$101.75
04/01/2021	Paper Invoice Fee		\$3.00

Site 092007 E-TOWN RECHARGE 10571 E-TOWN PKWY

05/01/2021 - 05/31/2021	Frontload 4 Yd - Monthly Solid Waste Service	1	\$65.00
	Environmental Recovery		\$11.91
	Franchise Fee Front Load		\$14.68
	Fuel Recovery		\$9.46

Site Total: \$101.05

Total: \$205.80



# GO Paperless!

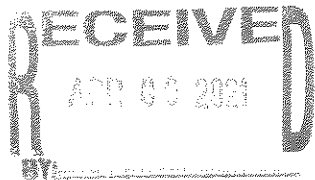
## Sign Up for Invoice Notifications!

- Convenience
- Security
- Accessibility
- Savings

Log on to our website at [www.wasteprousa.com](http://www.wasteprousa.com) click on Bill Pay on the top right of the page. Choose your location and create an account. You can make payments and set up for paperless billing. You can access your account anytime anywhere.

**PAYMENT DUE UPON RECEIPT**  
**LATE PAYMENT FEES WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED ON OR BEFORE 5/1/2021**

Friendly Reminder, Attempt to collect a debt. We have not received your payment. We thought a Friendly Reminder was in order. If your payment has been mailed, thank you, if not, please send it today.



28A

1-300-20800-10100

Page 1 of 2

If you have questions about your invoice, please call our Customer Service Representatives at (904) 731-7288.  
Please detach and return this portion with your payment.



0107 - Waste Pro - Jacksonville  
2940 Strickland Street  
JACKSONVILLE, FL 32254  
(904) 731-7288

## Remittance Section

Account Number: 092007  
Invoice Number: 0000485082  
Invoice Date: 04/01/2021  
Amount Due Now: \$205.80  
Amount Enclosed: \$

Please put your account number on your check and make payable to **WastePro** or to pay online go to [www.wasteprousa.com/bill-pay/](http://www.wasteprousa.com/bill-pay/)

4472000045 PRESORT PBPS001 <B>



CYPRESS BLUFF CDD  
475 W TOWN PL STE 114  
SAINT AUGUSTINE FL 32092-3649

Waste Pro - Jacksonville  
PO Box 865200  
Orlando, FL 32886-5200



010700000920070000485082000205801

# Get to know your new bill.

We designed your bill to make it easier to read and understand. See some of the improvements that will give you a simpler bill experience below.

**WASTE PRO**  
0102 - Waste Pro - Cocoa  
3705 Saint Johns Pkwy  
Sarasota, FL 33771-6309  
(941) 637-0055

REPUBLIC SERVICES NATIONAL ACC  
PO BOX 778  
DES MOINES IA 50303-0778

**Account Details**  
Account #/Invoice #: 012400000120400  
Invoice Date: 03/12/2019  
Balance Forward: \$2,358.00  
Payments: -\$706.40  
Adjustments: \$0.00  
New Charges: \$552.71  
Total Amount Due: \$3,234.31

**Important Message**  
We no longer accept American Express as a form of payment. You can make a payment using your banking account information. We do accept Visa, MasterCard and Discover.

**GO Paperless!**  
Sign up for Invoice Notifications!  
• Convenience  
• Security  
• Accessibility  
• Savings

Log on to our website at [www.wasteprousa.com](http://www.wasteprousa.com) click on "Log Pay" on the top right of the page. Choose your location and create an account. You can make payments and set up for paperless billing. You can access your account anytime anywhere.

**Detail of Payments and Charges**

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
\$552.71	\$2,627.56	\$54.16	\$0.00	\$0.00

**Service Dates**

Service Dates	Description	Qty	Charge
03/03/2019	Invoice #0000118191		\$54.16
03/10/2019	Invoice #0000119402		\$727.56
03/17/2019	Invoice #0000119550		\$1,142.50
03/24/2019	Invoice #0000120204		\$757.51
03/25/2019	Payment - 312541458		-\$706.40
Site 012400 LOWES #504 (REPUBLIC) 4060 South St			
03/01/2019 - Computer Monthly Maintenance Fee	1		\$50.00
03/01/2019 - 30 Yr Rolloff	1		\$410.00
03/01/2019 - PCH 4519	1.27		\$52.71
03/01/2019 - Disposal Fee Rolloff			\$552.71
<b>Site Total:</b>			<b>\$3,234.31</b>

**THIS IS A SAMPLE BILL**

Page 1 of 2

If you have questions about your invoice, please call our Customer Service Representatives at 407-774-5800. Please detach and return the portion with your payment.

**Remittance Section**  
Account Number: 012400  
Invoice Number: 0000120400  
Invoice Date: 03/12/2019  
Amount Due Now: \$3,234.31  
Amount Enclosed: \$

Please put your account number on your check and make payable to WastePro or to pay online go to [www.wasteprousa.com/bill-pay](http://www.wasteprousa.com/bill-pay)

Waste Pro - Cocoa  
3705 Saint Johns Pkwy  
Sarasota, FL 33771-6309  
(941) 637-0055

0102000001240000001204000003234314

Easy-to-find Total Amount Due and account details section

Important Messages section details any information varying from month to month

**WASTE PRO**  
3705 Saint Johns Pkwy  
Sarasota, FL 33771-6309

**Detail of Payments and Charges**

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Service Dates**

Service Dates	Description	Charge
11/15/18	Payment	-0.00
11/20/18	FUEL RECOVERY 20 YD ROLLOFF HAUL FEE	0.00 0.00
	ENVIRONMENTAL FEE DISPOSAL FEE ROLLOFF	0.00 0.00
11/30/18	FUEL RECOVERY 20 YD ROLLOFF HAUL FEE ENVIRONMENTAL FEE DISPOSAL FEE ROLLOFF	0.00 0.00 0.00 0.00
11/30/18	FRONTLOAD 6 YD MONTHLY RECYCLE DISPOSAL FEE ROLLOFF ENVIRONMENTAL FEE	0.00 0.00 0.00
<b>Site Total:</b>		<b>0.00</b>

**THIS IS A SAMPLE BILL**

Page 1 of 2

Payment must be received within 30 days of invoice date in order to avoid late payment fees. Due to increasing fuel prices, you may experience an increase on your invoice.

**PAYMENT DUE UPON RECEIPT LATE PAYMENT FEES WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED ON OR BEFORE 12/01/19**

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2. Make a payment using your banking information or credit card
3. Set up Automatic Payments
4. View and Download Invoices
5. Review Your Service Days



**Wipes LLC**

PO Box 324  
Northville, MI 48167  
sales@wipes.com  
www.wipes.com

**INVOICE**

**BILL TO**  
Cypress Bluff CDD - Jacksonville FL  
475 West Town Place  
Suite 114  
St Augustine, FL 32092

**SHIP TO**  
Cypress Bluff CDD - Jacksonville FL  
ReCHARGE Amenity Center  
10571 eTown Parkway  
Jacksonville, FL 32256

**INVOICE** 6855  
**DATE** 03/23/2021  
**TERMS** Due on receipt  
**DUE DATE** 03/23/2021

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	1	98.96	98.96T
Shipping	Freight Cost	1	16.39	16.39
Sales Tax	Sales Tax calculated by AvaTax on Tue 23 Mar 16:47:46 UTC 2021	1	0.00	0.00

---

SUBTOTAL	115.35
TAX	0.00
TOTAL	115.35

---

BALANCE DUE **\$115.35**

**RECEIVED**

MAR 23 2021

66  
1,382,572.465



*Dylan Gerard*

## INVOICE

1323 Azalea Dr  
Jacksonville, FL 32205  
(904)7558190

DATE: MAY 21, 2021

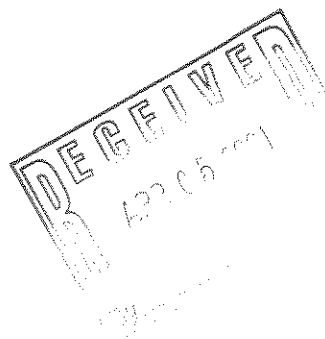
TO:

### **ReCHARGE Amenity Center**

10571 eTown Parkway,  
Jacksonville, FL 32256

Live entertainment/music .....\$200.00

4819  
1-320-572-494



Invoice: 00001

From:

Marcel Pineda

4674 Town Center Pkwy Apt 406

Jacksonville, FL 32246

To:

eTown

10571 eTown Parkway

Jacksonville, FL 32256

681A  
1-320-572-494

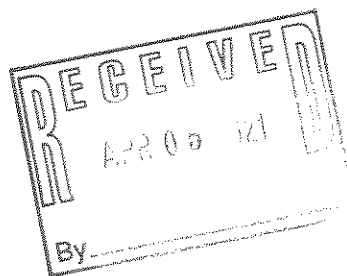
Subject

1 . Live Music (Pinedas duo) x 2 hours 05/05/21 = \$300 5:30pm – 7:30pm

Marcel Pineda



786 - 2473670





Total Entertainment Services

### Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645 9068 Fax (904) 645 9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

**Invoice date:** 3/10/2021

**Invoice #** 1220024

**Terms:** All event

**PO#**

**Customer name:** Cypress Bluff CDD (in Town)

**Event type:** Memorial Day

**Billing address:** 10571 eTown Parkway, Jacksonville, FL 32256

**Original contact person:** Marcy Pollicino **Wk:** 527 1081 **Cell:** 904 710 9348

**E-mail/fax:** mpollicino@vestapropertyservices.com

**At event contacts with cell:** Same

**Event date:** Monday May 31, 2021

**Hours of event:** 11:00 am 2:00 pm

**Hours of service:** Same

**Approximate set up time:** Between 9:30 10:00 am

**Location name and address:** Same

**Where to set up at location:** TBA

**Power within 75':** Yes

**Set up-grass or pavement:**

**Water within 75':** N/A

**Covered area for entertainer:** n/a

**Notes:**

**SERVICES NEEDED:**

\* (4) Hole Pull-Pull Course with clubs and balls, delivery-pick up

\* (2) Corn Hole Sets

**Reg. Rate \$** 295.00

**Your Cost \$** 249.00

**Reg. Rate \$** 300.00

**Your Cost \$** 259.00

**Reg. Total \$** 595.00

**Your Total \$** 508.00

**Total Savings \$** 87.00

*prepay*



**Sub Total:** \$ 508.00

**Sales Tax:** \$ -

**Invoice Total:** \$ 508.00

**50 % Deposit required** \$ -

**Balance due at set up** \$ 508.00

**Payments received** \$ -

**Current Balance** \$ 508.00

**CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY**

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x

*Marcy Pollicino*

Date:

*3-29-21*

*1-320-572-494  
61A*

*1,300,155.00, 10000  
prepaid expenses*

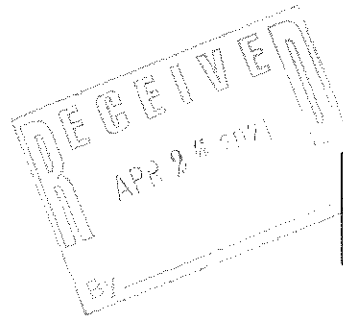


# BASHAM & LUCAS

DESIGN GROUP, INC.  
PLANNING • ARCHITECTURE • LANDSCAPE

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

www.bashamlucas.com



## Invoice

DATE	INVOICE #
2/24/2021	8367

### BILL TO

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

53A

001.300.131.10000

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	100.00%	2,475.00
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	100.00%	5,580.00
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	15,500.00	100.00%	0.00
Part 16: Hourly @ \$100/hr (nte \$15,000)	15,000.00	15,000.00	100.00%	0.00
We appreciate your business, thank you.		<b>TOTAL</b>	<b>\$8,055.00</b>	