

*Cypress Bluff
Community Development District*

June 22, 2021

Cypress Bluff

Community Development District

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

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

June 15, 2021

Board of Supervisors
Cypress Bluff
Community Development District

Dear Board Members:

The Cypress Bluff Community Development District Meeting is scheduled for **Tuesday, June 22, 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. Organizational Matters
 - A. Consideration of Appointing a New Supervisor to Fill Vacancy
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Consideration of Resolution 2021-07, Designating Officers
- IV. Approval of the Minutes of the May 25, 2021 Meeting
- V. Consideration of Resolution 2021-08, Re-Setting the Public Hearing for the Purpose of Imposing Special Assessments for the Expansion Parcel
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Report on the Number of Registered Voters (609)
 - D. General Manager
 1. Report
 2. Quote for Replacement of Flush Valves
- VII. Financials Reports
 - A. Balance Sheet and Income Statement
 - B. Check Register
- VIII. Other Business
- IX. Supervisor's Requests and Audience Comments
- X. Next Scheduled Meeting – July 6, 2021 at 1:30 p.m. at the eTown Welcome Center
- XI. Adjournment

The third order of business is organizational matters. The Board can consider appointing a new supervisor to fill the seat vacated by Mr. Grossman. The new supervisor will subscribe to an oath of office, and the Board can then consider restructuring the slate of officers with resolution 2021-07.

Enclosed under the fourth order of business for your review and approval is a copy of the minutes of the May 25, 2021 Board of Supervisors meeting.

The fifth order of business is consideration of resolution 2021-08, re-setting the public hearing date for the purpose of imposing special assessments for the expansion parcel. A copy of the resolution is enclosed for your review and approval.

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

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

Sincerely,

James Perry

James Perry

District Manager
Cypress Bluff Community
Development District

AGENDA

Cypress Bluff Community Development District Agenda

Tuesday
June 22, 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

- I. Call to Order
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VIII. Other Business

IX. Supervisor's Requests and Audience Comments

X. Next Scheduled Meeting – July 6, 2021 at 1:30 p.m. at the eTown Welcome Center

XI. Adjournment

THIRD ORDER OF BUSINESS

C.

RESOLUTION 2021-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
CYPRESS BLUFF COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Cypress Bluff Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22ND DAY OF JUNE, 2021.

ATTEST

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, May 25, 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
Sete Zare	MBS Capital Markets (by phone)
Brett Sealy	MBS Capital Markets (by phone)

The following is a summary of the discussions and actions taken at the May 25, 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 March 23, 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 March 23, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Financing Matters****A. Consideration of Amended and Restated Master Assessment Methodology Report**

Mr. Perry informed the Board the amended and restated report modifies the last master assessment methodology from August 2018. The report is related to the master infrastructure and an addition of 147 units. Some of those units are related to a boundary amendment and others were due a change in the platting of lots. Mr. Perry asked that the report be approved in substantial form in the event any changes are needed.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor the amended and restated master assessment methodology report was approved in substantial form.

B. Consideration of Resolution 2021-04, Declaring Special Assessments Upon the Expansion Parcel

Ms. Buchanan informed the Board this resolution is the first step in the assessment process. The resolution states the desire to undertake the improvements in the improvement plan and the intent to levy special assessments to secure the issuance of bonds. The resolution also authorizes District staff to move forward with providing the published notice required by law, as well as the mailed notice to the landowners.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor resolution 2021-04, declaring special assessments upon the expansion parcel was approved.

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

The Board set a public hearing for July 6, 2021 at 1:30 p.m. at the eTown Welcome Center for the purpose of hearing public comment on imposing special assessments on the expansion parcel.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor resolution 2021-05, setting a public hearing for July 6, 2021 at 1:30 p.m. for the purpose of hearing public comment on imposing special assessments for the expansion parcel was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2021-06,
Approving the Proposed Budget for Fiscal
Year 2022 and Setting a Public Hearing
Date for Adoption**

Mr. Perry noted there is no increase in landowner assessments included in the proposed budget and gave an overview of the various line items that changed from the adopted fiscal year 2021 budget numbers. Mr. David Ray noted the number of units will need to be updated, which will impact revenue by \$24,650. The public hearing was set for the July 27, 2021 meeting at 1:30 p.m.

On MOTION by Mr. Hewins seconded by Mr. Grossman with all in favor resolution 2021-06, approving a proposed budget for fiscal year 2022 and setting a public hearing for July 27, 2021 at 1:30 p.m. to adopt the budget was approved.

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

There being nothing to report, the next item followed.

B. District Engineer - Ratification of Requisition No. 6

Mr. Weeber presented requisition 6 for ratification in the amount of \$951 for Hopping Green & Sams.

On MOTION by Mr. Richard Ray seconded by Mr. Grossman with all in favor requisition 6 was ratified.

C. District Manager

There being nothing to report, the next item followed.

D. General Manager

1. Report

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

2. Consideration of Proposals for Dog Park Enhancements

Ms. Pollicino presented a proposal for an up trim in the dog park and mulching. Also presented was a proposal for putting a fence from the dog park to the preserve area.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor the proposal for the fencing in the amount of \$3,770 was approved.

Mr. Richard Ray asked that Ms. Pollicino consult with Mikey White prior to authorizing the landscaping enhancements and possibly obtain other proposals to determine the fairness of the quote.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor an amount not to exceed \$2,716.89 was approved for up trimming the palmettos and mulching the trimmed areas in the dog park.

SEVENTH ORDER OF BUSINESS**Financial Reports****A. Balance Sheet and Income Statement****B. Check Registers****1. March****2. April**

Mr. Perry gave an overview of the financial reports and check register, noting the March check register totals \$800,146.03 and the April check register totals \$66,461.16. March's check register includes a \$300,000 transfer to the State Board of Administration account and a \$300,000 transfer to the debt service fund.

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

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisor's Requests and Audience
Comments**

Mr. Richard Ray asked if an RFP for landscape maintenance services will be needed in the near future.

Mr. Grossman informed the Board he will be resigning the Board upon his move out of the State.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor Mr. Grossman's resignation was accepted with regrets.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 22, 2021 at
1:30 p.m. at the eTown Welcome Center**

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2021-05 TO RE-SET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING ORIGINALLY SCHEDULED TO BE HELD ON JULY 6, 2021, AND NOW TO BE HELD ON [REDACTED], 2021 AT [REDACTED] P.M. AT THE ETOWN WELCOME CENTER, 11003 E-TOWN PARKWAY, JACKSONVILLE, FLORIDA, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors ("Board") of the Cypress Bluff Community Development District ("District") has adopted Resolution 2021-04 entitled,

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, in accordance with Resolution 2021-04 a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170 and 190, 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 c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850

("District Records Office") and at England Thims & Miller, 14775 Old St. Augustine Road, Jacksonville, Florida 32258 ("Local District Records Office"); and

WHEREAS, the Board previously adopted Resolution 2021-05 which scheduled the public hearing on such special assessments for July 6, 2021 and provided for notice of the public hearing to be mailed and published as required by Florida law; and

WHEREAS, the Board now desires to reschedule and reset the public hearing on on such special assessments for _____ .m. on _____, 2021, at the Etown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida.

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

SECTION 1. RECITALS. The recitals states above are true and correct and by this reference are incorporated herein as a material part of this Resolution.

SECTION 2. PUBLIC HEARING DATE, TIME AND LOCATION. Resolution 2021-05 is hereby amended to reflect that the public hearing as declared in Resolution 2021-05 is reset to _____ .m. on _____, 2021, at the Etown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida.

SECTION 3. RESOLUTION 2021-05 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2021-05 continue in full force and effect.

SECTION 4. 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.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 22nd day of June, 2021.

ATTEST:

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

SIXTH ORDER OF BUSINESS

C.



OFFICE OF THE SUPERVISOR OF ELECTIONS

MIKE HOGAN
SUPERVISOR OF ELECTIONS
OFFICE: (904) 255-3444
CELL: (904) 219-8924

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX: (904) 255-3434
E-MAIL: MHOGAN@COJ.NET

May 21, 2021

Courtney Hogge
Cypress Bluff CDD
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Dear Courtney,

The information you requested on April 21, 2021 appears below:

Cypress Bluff Community Development District

609 Registered Voters

If you have any questions or need additional assistance, please contact Robert Phillips at 904-255-3436 or phillips@coj.net.

Sincerely,

Lana Self
Director of Candidate and Records

D.

1.



COMMUNITY MANAGER REPORT 6/22/21
SUBMITTED BY MARCY POLLICINO

ReCHARGE UPDATE:

No updates at this time.

May Amenity Use:

Gym door was opened 464 times.

Rear gym door was opened 15 times.

Main entry gate was opened 504 times.

Main pool gate was opened 414 times.

Side pool gate was opened 109 times.

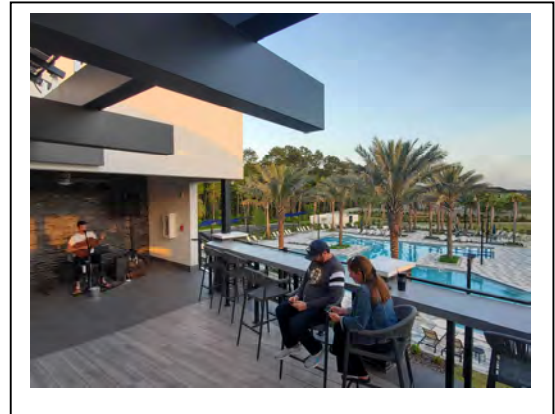
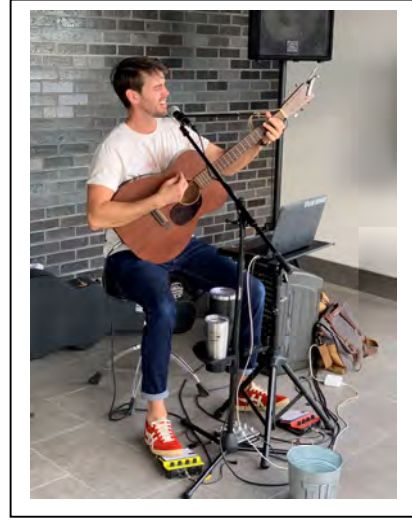
Transaction Report May 2021.

CHARGED ON	TRANSACTION AMOUNT	TRANSACTION NOTES	REFUNDED AMOUNT
5/20/2021	\$100	Pool deck rental fee for 5/21.	\$0
5/20/2021	\$100	Rooftop rental fee for 5/22.	\$0
5/21/2021	\$50	Deposit for pool deck rental 6/5.	\$50
6/3/2021	\$100	Rooftop Rental 6/5.	\$0
6/3/2021	\$100	Rooftop Rental 6/6.	\$0
5/13/2021	\$100	Rooftop Rental Fee on 5/15.	\$0
5/26/2021	\$50	Deposit for Rooftop Rental 6/5.	\$50
6/3/2021	\$100	Rooftop Rental 6/5.	\$0
5/13/2021	\$100	Rooftop Rental fee for 5/16.	\$0
GRAND TOTAL	\$800		\$100

EVENTS UPDATE:

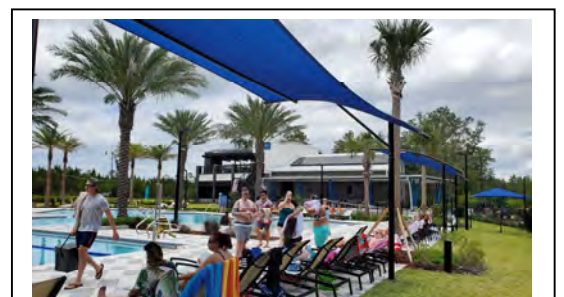
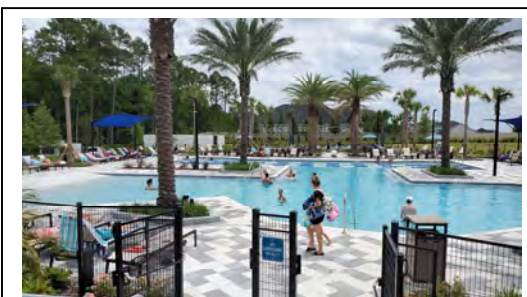
May Food Truck Friday

This was musician Dylan Gerard's second performance at eTown. Again, he received rave reviews! Unfortunately, the scheduled food truck broke down. However, we did find a replacement last minute. Roughly 40 residents attended.



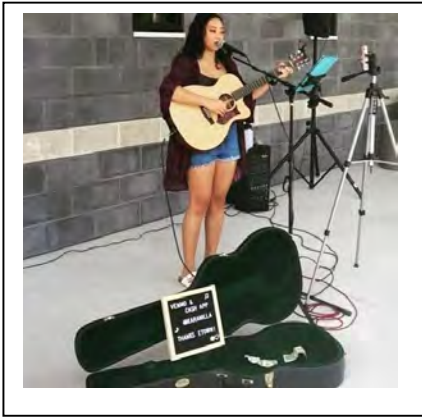
Memorial Day Celebration

Residents were invited out to join us in celebration of the liberties we have been granted thanks to the US military force. Residents enjoyed two food trucks, music by Joe Downing, corn hole and a four-hole mini golf course. Plus, a 1944 military jeep was brought on site for residents to experience. 150+ residents attended throughout the event.



Wind Down Wednesday

June Wind Down Wednesday kicked off our adult only pool time this summer! June/July/August residents will enjoy adult only pool time for Wind Down Wednesday events. Musician Kristian Aranilla performed and What's Smokin' BBQ food truck was on site for dinner. Roughly 40 residents attended.



June Events On Deck: Poolside Trivia, Ice Cream Truck Poolside, DJ Summer Nights Food Truck Friday, Donuts for Dad and Tropical Rock Band Poolside

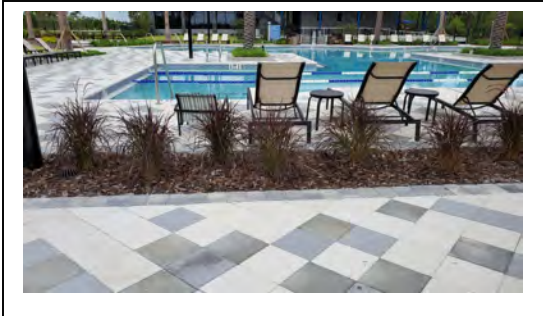
July Events: Independence Day Celebration, Wind Down Wednesday, DJ Summer Nights and Island Escape

ACTION ITEMS:

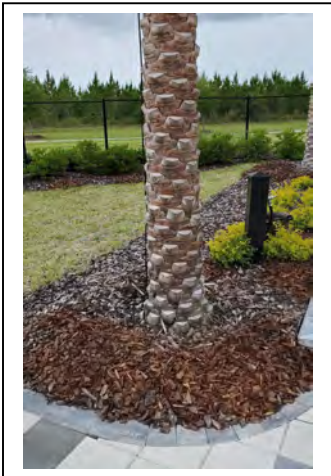
1. Proposal to have the urinal valves changed.

LANDSCAPE REPORT:

1. 50 plants were replaced at ReCHARGE with Red Fountain Grass.



2. Mulch was touched up at ReCHARGE. Sampling of mulch touch up featured in photos. Please note the entire facility was touched up.



3. ReCHARGE flower boxes will be changed out mid-June.
4. The Crepe Myrtle trees on the median between Marconi and Del Webb are struggling. Sun State is aware of this issue and are working to address accordingly with watering and fertilizer. If this does not work, we will address as necessary.



5. Palm tree trimming will begin June 11th.
6. The Rye Grass has died in the roundabouts as this was a winter grass. The Bermuda Grass is now coming back.
7. Residents cut back the palmettos in the playground without our knowledge. This happened overnight and they did not come through the main gate as no one was seen on the security video.



2.



GARY RODGERS PLUMBING COMPANY, INC.

6915 BUSINESS PARK BOULEVARD, NORTH – JACKSONVILLE, FLORIDA -Ph. (904) 765-7964 – Fax (904) 765-9805

MAY 26, 2021

CARLTON CONSTRUCTION
4615 US HIGHWAY 17, SUITE 1
FLEMING ISLAND, FLORIDA 32003

ATTN:JUSTIN

RE: RECHARGE AMENITY CENTER
10571 eTOWN PARKWAY
JACKSONVILLE, FLORIDA 32256

FURNISH LABOR AND MATERIAL TO REPLACE FLUSH VALVE WITH ZURN
MANUAL TYPE.

MATERIALS:

(6) FLUSH VALVES

TOTAL PRICE: \$2,750.00

**COMMERCIAL PLUMBING CONTRACTOR SINCE 1979 IN
NORTHEAST FLORIDA AND SOUTHEAST GEORGIA**

SEVENTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
May 31, 2021



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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
May 31, 2021

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>Assets:</u>				
Cash	\$378,696	---	---	\$378,696
Due from Developer	\$27,145	---	---	\$27,145
Investments:				
<i>Series 2019</i>				
Reserve	---	\$365,840	---	\$365,840
Revenue	---	\$196,207	---	\$196,207
Prepayment	---	\$9,788	---	\$9,788
Acquisition & Construction- Parcel E3A	---	---	\$4	\$4
Acquisition & Construction- Parcel E7A	---	---	\$1	\$1
Acquisition & Construction- Sold Parcels	---	---	\$25,780	\$25,780
Acquisition & Construction	---	---	\$4,002	\$4,002
Due from General Fund	---	\$87,404	---	\$87,404
<i>Series 2020</i>				
Reserve	---	\$247,325	---	\$247,325
Revenue	---	\$189,362	---	\$189,362
Acquisition & Construction- Parcel E7C	---	---	\$331	\$331
Acquisition & Construction- Sold Parcels	---	---	\$195	\$195
Due from General Fund	---	\$122,294	---	\$122,294
<i>Series 2020A</i>				
Reserve	---	\$212,467	---	\$212,467
Revenue	---	\$66,878	---	\$66,878
Acquisition & Construction	---	---	\$2,917,393	\$2,917,393
Cost of Issuance	---	---	\$9,424	\$9,424
Due from General Fund	---	\$73,785	---	\$73,785
Due from Debt Service	\$14,543	---	---	\$14,543
Due from Other	\$747	---	---	\$747
Assessment Receivable	\$3,039	---	---	\$3,039
Investment-SBA	\$650,522	---	---	\$650,522
Prepaid Expenses	\$8,403	---	---	\$8,403
Total Assets	<u>\$1,083,095</u>	<u>\$1,571,350</u>	<u>\$2,957,128</u>	<u>\$5,611,573</u>
<u>Liabilities:</u>				
Accounts Payable	\$1,154	---	---	\$1,154
Due to Debt Service SE 2019	\$87,404	---	---	\$87,404
Due to Debt Service SE 2020	\$122,294	---	---	\$122,294
Due to Debt Service SE 2020A	\$73,785	---	---	\$73,785
Due to General Fund	---	\$14,543	---	\$14,543
Due to GMS/Assmt Billing Fee	\$1,006	---	---	\$1,006
Due to Other	\$7,897	---	---	\$7,897
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$1,556,806	---	\$1,556,806
Unassigned	\$789,556	---	\$2,957,128	\$3,746,684
Total Liabilities and Fund Equity	<u>\$1,083,095</u>	<u>\$1,571,350</u>	<u>\$2,957,128</u>	<u>\$5,611,573</u>

Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending May 31, 2021

Description	PRORATED		ACTUAL THRU 5/31/21	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 5/31/21		

Revenues:

Assessments - Direct	\$538,956	\$538,956	\$539,456	\$500
Assessments - Tax Collector	\$244,550	\$244,550	\$240,914	(\$3,636)
Interest-SBA	\$0	\$0	\$481	\$481
Other Revenues	\$0	\$0	\$3,023	\$3,023

Total Revenues	\$783,506	\$783,506	\$783,874	\$368
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Expenditures

Administrative

Supervisor Fees	\$12,000	\$8,000	\$4,800	\$3,200
FICA Expense	\$918	\$612	\$214	\$398
Engineering	\$3,000	\$2,000	\$1,905	\$95
Arbitrage	\$800	\$800	\$1,200	(\$400)
Dissemination Agent	\$4,000	\$2,667	\$2,667	\$0
Attorney	\$30,000	\$20,000	\$10,229	\$9,771
Annual Audit	\$8,000	\$5,333	\$0	\$5,333
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$15,000	\$10,000	\$12,237	(\$2,237)
Management Fees	\$45,000	\$30,000	\$30,000	\$0
Information Technology	\$2,000	\$2,000	\$2,000	\$0
Telephone	\$5,000	\$3,333	\$51	\$3,282
Postage	\$500	\$500	\$889	(\$389)
Printing & Binding	\$6,000	\$4,000	\$1,472	\$2,528
Insurance	\$5,000	\$5,000	\$5,381	(\$381)
Legal Advertising	\$5,000	\$3,333	\$1,930	\$1,403
Other Current Charges	\$5,250	\$3,500	\$294	\$3,206
Office Supplies	\$600	\$400	\$163	\$237
Dues, Licenses & Subscriptions	\$325	\$217	\$175	\$42
Website design/compliance	\$1,000	\$667	\$0	\$667

Total Administrative	\$154,393	\$107,362	\$80,607	\$26,755
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Grounds Maintenance

Pond Maintenance (Water Quality)	\$15,000	\$10,000	\$0	\$10,000
Landscape Maintenance	\$315,000	\$210,000	\$202,616	\$7,384
Landscape Contingency	\$20,000	\$13,333	\$2,612	\$10,721
Pump Maintenance	\$3,550	\$2,367	\$0	\$2,367
Reclaimed Water	\$20,000	\$20,000	\$24,657	(\$4,657)
Irrigation Repairs	\$4,000	\$2,667	\$907	\$1,759
Landscape Reserves	\$10,000	\$6,667	\$0	\$6,667
Other Repairs and Maintenance	\$6,000	\$6,000	\$12,680	(\$6,680)

Total Grounds Maintenance	\$393,550	\$271,033	\$243,473	\$27,561
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Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending May 31, 2021

Description	PRORATED			
	ADOPTED BUDGET	BUDGET THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
<u>Amenity</u>				
Insurance	\$12,500	\$12,500	\$23,416	(\$10,916)
Field Service Operations	\$35,000	\$35,000	\$48,183	(\$13,183)
Lifestyle Operations	\$40,000	\$26,667	\$11,920	\$14,747
Pool Maintenance	\$20,000	\$13,333	\$5,189	\$8,144
Pool Chemicals	\$12,000	\$8,000	\$0	\$8,000
Interim Facility Staffing	\$30,000	\$20,000	\$4,448	\$15,552
Janitorial Services	\$28,000	\$18,667	\$5,823	\$12,844
Refuse	\$4,200	\$2,800	\$874	\$1,926
Security and Gate Maintenance	\$4,500	\$3,000	\$360	\$2,640
Facility Maintenance	\$8,000	\$5,333	\$4,453	\$880
Elevator Maintenance	\$6,000	\$4,000	\$0	\$4,000
Cable and Utilities	\$5,500	\$5,500	\$5,416	\$84
Licenses and Permits	\$1,475	\$983	\$400	\$583
Repairs & Maintenance	\$5,000	\$3,333	\$3,411	(\$77)
Special Events	\$3,000	\$3,000	\$7,638	(\$4,638)
Holiday Decorations	\$1,500	\$1,000	\$0	\$1,000
Fitness Center R&M	\$5,000	\$5,000	\$9,057	(\$4,057)
Reserve for Amenities	\$10,000	\$10,000	\$11,398	(\$1,398)
Other Current Charges	\$3,000	\$2,000	\$0	\$2,000
Total Amenity	\$234,675	\$180,117	\$141,985	\$38,131
Total Expenditures	\$782,618	\$558,512	\$466,065	\$92,447
Excess Revenues/Expenses	\$888		\$317,810	
Fund Balance - Beginning	\$0		\$471,746	
Fund Balance - Ending	\$888		\$789,556	

Cypress Bluff
Community Development District
2019 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending May 31, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
<u>Revenues</u>				
Special Assessments- Direct	\$383,150	\$383,150	\$383,925	\$775
Special Assessments- Tax Collector	\$346,205	\$346,205	\$341,744	(\$4,461)
Assessments- Prepayments	\$0	\$0	\$21,968	\$21,968
Interest Income	\$2,000	\$1,333	\$98	(\$1,235)
Total Revenues	\$731,355	\$730,688	\$747,735	\$17,047
<u>Expenditures</u>				
<u>Series 2019</u>				
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	\$195,000	\$200,000	(\$5,000)
Interest-5/1	\$265,917	\$265,917	\$265,059	\$858
Special Call 5/1	\$0	\$0	\$15,000	(\$15,000)
Total Expenditures	\$726,834	\$726,834	\$781,216	(\$54,382)
Excess Revenues (Expenditures)	\$4,521		(\$33,481)	
Fund Balance - Beginning	\$274,991		\$678,176	
Fund Balance - Ending	\$279,512		\$644,695	

Cypress Bluff
Community Development District
2020 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending May 31, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
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Revenues

Special Assessments- Direct	\$489,176	\$489,176	\$489,176	\$0
Special Assessments- Tax Collector	\$5,425	\$5,425	\$4,700	(\$725)
Interest Income	\$600	\$400	\$58	(\$342)
Total Revenues	\$495,201	\$495,001	\$493,934	(\$1,067)

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	\$182,244	\$182,244	\$0
Total Expenditures	\$676,845	\$676,845	\$676,845	\$0

Other Sources/(Uses)

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

Excess Revenues (Expenditures)	(\$181,644)	(\$182,930)
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Fund Balance - Beginning	\$0	\$741,911
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Fund Balance - Ending	(\$181,644)	\$558,981
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Cypress Bluff
Community Development District
2020A Debt Service Fund (Del Webb)
Statement of Revenues & Expenditures
For The Period Ending May 31, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/21	ACTUAL THRU 5/31/21	VARIANCE
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Revenues

Special Assessments- Direct	\$272,097	\$272,097	\$272,097	\$0
Special Assessments- Tax Collector	\$152,783	\$152,783	\$154,712	\$1,929
Interest Income	\$0	\$0	\$45	\$45
Total Revenues	\$424,880	\$424,880	\$426,855	\$1,975

Expenditures

Series 2020A

Interest-11/1	\$0	\$0	\$37,823	(\$37,823)
Principal-5/1	\$150,000	\$150,000	\$150,000	\$0
Interest-5/1	\$136,164	\$136,164	\$136,164	\$0
Total Expenditures	\$286,164	\$286,164	\$323,988	(\$37,823)

Other Sources/(Uses)

Bond Proceeds	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$0

Excess Revenues (Expenditures)	\$138,716	\$102,867
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Fund Balance - Beginning	\$0	\$250,263
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Fund Balance - Ending	\$138,716	\$353,130
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Cypress Bluff
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending May 31, 2021

	Series 2019	Series 2020	Series 2020A
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Revenues:

Interest	\$ 85	\$ 195	\$ 444
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Total Revenues	\$ 85	\$ 195	\$ 444
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Expenditures

Capital Outlay	\$ 1,826,743	\$ 3,168,277	\$ 2,369,865
Cost of Issuance	\$ -	\$ 1,000	\$ -
Underwriters Discount	\$ -	\$ -	\$ -

Total Expenditures	\$ 1,826,743	\$ 3,169,277	\$ 2,369,865
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Other Sources/(Uses)

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

Total Other	\$0	\$19	\$0
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Excess Revenues (Expenditures)	\$ (1,826,659)	(\$3,169,062)	(\$2,369,421)
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Fund Balance - Beginning	\$ 1,856,445	\$ 3,169,588	\$ 5,296,238
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Fund Balance - Ending	\$ 29,786	\$ 525	\$ 2,926,817
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Cypress Bluff
Community Development District
General Fund
Month By Month Income Statement

	October	November	December	January	February	March	April	May	June	July	August	September	Total
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Revenues:

Operations & Maintenance Assessments	\$6,750	\$208,800	\$266,778	\$123,022	\$45,082	\$3,974	\$76,194	\$49,769	\$0	\$0	\$0	\$0	\$780,370
Interest-SBA	\$88	\$64	\$53	\$51	\$40	\$61	\$63	\$61	\$0	\$0	\$0	\$0	\$481
Other Revenues	\$0	\$0	\$0	\$290	\$133	\$446	\$549	\$1,604	\$0	\$0	\$0	\$0	\$3,023

Total Revenues

	\$6,838	\$208,864	\$266,831	\$123,364	\$45,255	\$4,481	\$76,805	\$51,435	\$0	\$0	\$0	\$0	\$783,874
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Expenditures:

Administrative

Supervisor Fees	\$0	\$800	\$1,000	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$4,800
FICA Expense	\$0	\$31	\$46	\$0	\$46	\$46	\$0	\$46	\$0	\$0	\$0	\$0	\$214
Engineering	\$275	\$469	\$0	\$708	\$138	\$316	\$0	\$0	\$0	\$0	\$0	\$0	\$1,905
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$600	\$0	\$0	\$0	\$0	\$1,200
Dissemination Agent	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$333	\$0	\$0	\$0	\$0	\$2,667
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	\$3,750	\$0	\$0	\$0	\$0	\$30,000
Information Technology	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$0	\$2,000
Telephone	\$0	\$0	\$7	\$21	\$0	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$51
Postage	\$75	\$33	\$336	\$9	\$48	\$164	\$28	\$196	\$0	\$0	\$0	\$0	\$889
Printing & Binding	\$200	\$286	\$250	\$57	\$299	\$48	\$274	\$58	\$0	\$0	\$0	\$0	\$1,472
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	\$151	\$0	\$0	\$0	\$0	\$1,930
Other Current Charges	\$18	\$62	\$47	\$50	\$50	\$0	\$20	\$47	\$0	\$0	\$0	\$0	\$294
Office Supplies	\$28	\$19	\$18	\$58	\$18	\$1	\$19	\$1	\$0	\$0	\$0	\$0	\$163
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	\$11,387	\$6,432	\$0	\$0	\$0	\$0	\$80,607
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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	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$0	\$0	\$0	\$0	\$202,616
Landscape Contingency	\$0	\$0	\$0	\$1,744	\$0	\$520	\$348	\$0	\$0	\$0	\$0	\$0	\$2,612
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	\$3,763	\$0	\$0	\$0	\$0	\$24,657
Irrigation Repairs	\$0	\$0	\$0	\$409	\$0	\$127	\$226	\$146	\$0	\$0	\$0	\$0	\$907

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	\$120	\$0	\$0	\$0	\$0	\$12,680
Total Grounds Maintenance	\$32,547	\$21,098	\$28,819	\$34,728	\$31,697	\$31,836	\$31,002	\$31,746	\$0	\$0	\$0	\$0	\$243,473
<u>Amenity</u>													
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	\$8,030	\$0	\$0	\$0	\$0	\$48,183
Lifestyle Operations	\$878	\$1,502	\$2,732	\$1,877	\$1,596	\$1,112	\$1,112	\$1,112	\$0	\$0	\$0	\$0	\$11,920
Pool Maintenance	\$0	\$0	\$865	\$865	\$865	\$865	\$865	\$865	\$0	\$0	\$0	\$0	\$5,189
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	\$741	\$0	\$0	\$0	\$0	\$4,448
Janitorial Services	\$0	\$190	\$1,239	\$935	\$865	\$865	\$865	\$865	\$0	\$0	\$0	\$0	\$5,823
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	\$741	\$0	\$0	\$0	\$0	\$4,453
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	\$884	\$0	\$0	\$0	\$0	\$5,416
Licenses and Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$400
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	\$300	\$0	\$0	\$0	\$0	\$7,638
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	\$2,692	\$1,597	\$1,249	\$0	\$0	\$0	\$0	\$9,057
Reserve for Amenities	\$2,438	\$0	\$0	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$0	\$0	\$0	\$0	\$11,398
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity	\$3,741	\$3,142	\$18,092	\$45,633	\$16,319	\$19,311	\$18,766	\$16,981	\$0	\$0	\$0	\$0	\$141,985
Total Expenditures	\$56,316	\$33,945	\$54,590	\$85,748	\$61,285	\$57,867	\$61,155	\$55,159	\$0	\$0	\$0	\$0	\$466,065
Excess Revenues (Expenditures)	(\$49,479)	\$174,919	\$212,242	\$37,616	(\$16,029)	(\$53,386)	\$15,651	(\$3,723)	\$0	\$0	\$0	\$0	\$317,810

Cypress Bluff
Community Development District
Long Term Debt Report

Series 2019 Special Assessment Bonds	
Interest Rate:	3.75-5.1%
Maturity Date:	5/1/2048
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$365,840.00
Reserve Fund Balance:	\$365,840.00
Bonds outstanding - 9/30/2018	\$11,565,000
Mandatory Principal- 5/1/2019	(\$330,000)
Mandatory Principal- 5/1/2020	(\$195,000)
Special Call-11/1/2020	(\$15,000)
Special Call-2/1/2021	(\$20,000)
Mandatory Principal- 5/1/2021	(\$200,000)
Special Call-5/1/2021	(\$15,000)
Current Bonds Outstanding	\$10,790,000

Series 2020 Special Assessment Bonds	
Interest Rate:	3.9-5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$247,300.43
Reserve Fund Balance:	\$247,324.61
Bonds outstanding - 4/15/2020	\$7,705,000
Mandatory Principal- 11/1/2020	(\$290,000)
Current Bonds Outstanding	\$7,415,000

Series 2020A Special Assessment Bonds (Del Webb)	
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:	\$212,467.19
Bonds outstanding - 9/11/2020	\$7,675,000
Mandatory Principal- 5/1/2021	(\$150,000)
Current Bonds Outstanding	\$7,525,000

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
NET ASSESSMENTS BULK LANDS	1,393	383,149.99	489,176.24	272,097.00	538,956.13	1,683,379.36
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
NET ASSESSMENTS PLATTED	555	346,205.10	5,424.76	152,783.02	244,550.00	748,962.87
TOTAL DISTRICT	1,948	729,355.09	494,601.00	424,880.02	783,506.12	2,432,342.22

(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.	(1,274.78)	111,568.67	166,617.64		179,500.00	457,686.31
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
NET ASSESSMENTS BULK LANDS	(1,274.78)	383,924.76	489,176.26	272,097.00	539,456.12	1,684,654.14
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	14,130.57	61,530.26	-	39,314.51	44,901.77	145,746.54
NET ASSESSMENTS PLATTED	6,892.55	341,743.89	4,700.06	154,712.48	240,913.88	742,070.31
TOTAL DISTRICT	5,617.77	725,668.65	493,876.32	426,809.48	780,370.00	2,426,724.45

DIRECT BILL % COLLECTED	100%	100%	100%	100%	100%
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B.

Cypress Bluff

Community Development District

Check Run Summary May 31, 2021

Fund	Date	Check No.	Amount
Payroll	5/28/21	50129-50133	\$ 954.10
		Subtotal	<u>\$ 954.10</u>
General Fund			
	5/3/21	353-357	\$ 1,568.19
	5/11/21	358	\$ 12,354.58
	5/13/21	359-365	\$ 21,044.20
	5/25/21	366-375	\$ 41,267.62
	5/26/21	376	\$ 200.00
		Subtotal	<u>\$ 76,434.59</u>
Total			<u>\$ 77,388.69</u>

Attendance Sheet

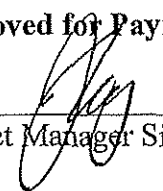
District Name: Cypress Bluff CDD

Board Meeting Date: May 25, 2021 Meeting

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

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

Approved for Payment:


District Manager Signature

5/25/21
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CYBL -CYPRESS BLUF' OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
5/13/21	00010	5/04/21 21058	202105 310-51300-31400	ARB 2020 FYE 03/31/2021	*	600.00		
				GRAU AND ASSOCIATES			600.00	000360
5/13/21	00012	1/01/21 1094	202101 320-57200-46100	JAN LANDSCAPE MAINT-INTER	*	4,160.00		
				SUN STATE NURSERY			4,160.00	000361
5/13/21	00012	3/01/21 2099	202103 320-57200-46100	MAR LANDSCAPE MAINT-PKWY	*	3,320.00		
				SUN STATE NURSERY			3,320.00	000362
5/13/21	00012	2/20/21 1139	202102 320-57200-46100	FEB LAND MAINT-INTER EAST	*	4,160.00		
				SUN STATE NURSERY			4,160.00	000363
5/13/21	00012	3/01/21 2059	202103 320-57200-46110	FILL-IN 4' DEEP SINK HOLE	*	55.00		
				SUN STATE NURSERY			55.00	000364
5/13/21	00012	3/01/21 2075	202103 320-57200-46100	MAR LANDSCAPE MAINT-EAST	*	4,160.00		
				SUN STATE NURSERY			4,160.00	000365
5/25/21	00074	5/10/21 738627	202105 320-57200-49400	DEPOSIT:LIVE MUSIC12/1/21	*	100.00		
				EDWIN DAVID DBA TIER 2			100.00	000366
5/25/21	00010	4/05/21 20885	202104 310-51300-31400	ARB SE 2019 FYE 1/31/21	*	600.00		
				GRAU AND ASSOCIATES			600.00	000367
5/25/21	00002	5/17/21 21-03310	202105 310-51300-48000	NOTICE OF MEETING BOS5/17	*	150.50		
				JACKSONVILLE DAILY RECORD			150.50	000368
5/25/21	00012	5/11/21 2760	202104 320-57200-46100	APR IRRIGATION REPAIRS	*	225.54		
				SUN STATE NURSERY			225.54	000369
5/25/21	00012	5/01/21 2716	202105 320-57200-46100	MAY LANDSCAPE MAINT PH1	*	6,027.00		
				SUN STATE NURSERY			6,027.00	000370
5/25/21	00012	5/01/21 2717	202105 320-57200-46100	MAY LANDSCAPE MAINT PH2	*	14,210.00		
				SUN STATE NURSERY			14,210.00	000371

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/25/21	00012	5/01/21 2723	202105 320-57200-46100	MAY LANDSCAPE MAINT EAST	*	4,160.00	
				SUN STATE NURSERY			4,160.00 000372
5/25/21	00012	5/01/21 2747	202105 320-57200-46100	MAY LANDSCAPE MAINTENANCE	*	3,320.00	
				SUN STATE NURSERY			3,320.00 000373
5/25/21	00055	5/13/21 7503752	202105 320-57200-47000	MAY PEST CONTROL	*	120.00	
				TURNER PEST CONTROL			120.00 000374
5/25/21	00037	5/01/21 383652	202105 320-57200-45000	MAY AMENITY MGR	*	8,030.42	
		5/01/21 383652	202105 320-57200-45100	MAY FAC ATTENDANT	*	741.27	
		5/01/21 383652	202105 320-57200-46800	MAY POOL MAINTENANCE	*	864.81	
		5/01/21 383652	202105 320-57200-46200	MAY JANITORIAL	*	864.81	
		5/01/21 383652	202105 320-57200-34000	MAY LIFESTYLE	*	1,112.00	
		5/01/21 383652	202105 320-57200-46600	MAY MAINTENANCE	*	741.27	
				VESTA PROPERTY SERVICES, INC.			12,354.58 000375
5/26/21	00075	5/26/21 05262021	202105 320-57200-49400	MEMORIAL DAY-MIL VEHICLES	*	200.00	
				FIRST FL CHAPTER MVPA			200.00 000376
TOTAL FOR BANK A						76,434.59	
TOTAL FOR REGISTER						76,434.59	

CYBL -CYPRESS BLUF' OKUZMUK

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

April 27, 2021

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

Bill Number 122006
Billed through 03/31/2021

General Counsel
CBCDD 00001 KSB

7A
1,310,513.315

FOR PROFESSIONAL SERVICES RENDERED

03/08/21	KSB	Review draft agenda and confer with district manager.	0.20 hrs
03/23/21	KSB	Prepare for and attend board meeting.	1.20 hrs
03/29/21	KSB	Review meeting minutes.	0.50 hrs
03/29/21	KEM	Review status of cost share agreement and property due diligence.	0.10 hrs
Total fees for this matter			\$535.00

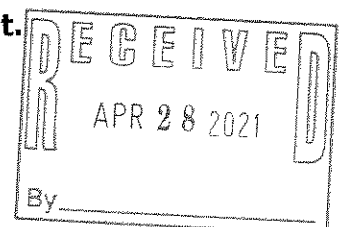
MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Buchanan, Katie S.	1.90 hrs	275 /hr	\$522.50
TOTAL FEES			\$535.00
INTEREST CHARGE ON PAST DUE BALANCE			\$34.97
TOTAL CHARGES FOR THIS MATTER			\$569.97

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.10 hrs	125 /hr	\$12.50
Buchanan, Katie S.	1.90 hrs	275 /hr	\$522.50
TOTAL FEES			\$535.00
INTEREST CHARGE ON PAST DUE BALANCE			\$34.97
TOTAL CHARGES FOR THIS BILL			\$569.97

Please include the bill number with your payment.





Joseph A Downing

Invoice For

#001

Name **eTown Cypress Bluff**

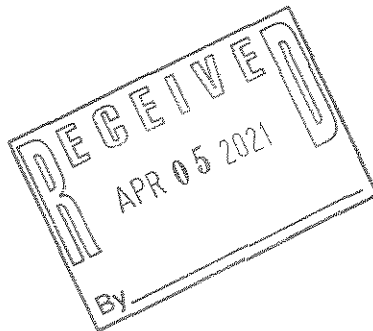
Sent on: **03/20/2021**

Email: **Recharge@etownjax.com**

Due on: **Performed**

Note: Mailing Address: 2013 Chaucer Ln Ponte Vedra FL 32081

Item	Quantity	Price	Amount
Performance 05/31/2021- 3 Hours	1		\$300.00
			0
			0
Subtotal			0
Tax			0
Discounts			
Total			\$300.00



1,300.155,10000

Joseph A Downing
joedowningmusic@gmail.com
(615)627-7948



This Agreement is made and entered into this _____ day of _____, 2021, between **Cypress Bluff Community Development District, 475 West Town Place, Suite 114, St. Augustine, Florida 32092** ("Purchaser") and _____ ("Performer"), (collectively known as "Parties"). The Parties agree as follows:

LOCATION OF PERFORMANCE: *eTown: ReCHARGE amenity center: 10571 eTown Parkway Jacksonville, FL 32256*

DATE OF PERFORMANCE: *5-31-21*

TIME OF PERFORMANCE: *11am-2pm*

PAYMENT: Performer agrees to accept the total sum of \$ 300.00 for this engagement.

DEPOSIT: Purchaser agrees to pay the sum of \$ _____ as a deposit for this engagement.

BALANCE DUE AT TIME OF PERFORMANCE: \$ 300.00

CHECKS PAYABLE TO: JOE DOWNING

CANCELLATION:

Purchaser: In the event Purchaser would need to reschedule the performance due to inclement weather or due to something outside of their immediate control, the Vendor and Purchaser shall agree to reschedule the performance at a mutually convenient date and time within 90 days. In the event that this cannot occur within 90 days, the Purchaser and Vendor shall mutually agree to cancel the performance without penalty or cancellation fees charged to either party. In the event that the Purchaser cancels the performance three days or less, prior to the scheduled date, Purchaser will pay Performer 50% of the performance fee. Upon payment of the cancellation fee, Purchaser will have no further obligation to the Performer.

Performer: In the event Performer cancels the performance less than one week prior to the scheduled date due to sickness, accidents, acts of God, and other reasons beyond Performer's control, Performer agrees to refund the deposit, if any, to Purchaser. Performer hereby agrees, confirms and acknowledges it has all requisite rights, title and interest in the material, songs, show, or other collection of works to be performed by Performer and will identify and hold the District harmless for any claims against the District arising from Performer's performance.

Any and all amendments to this Performance Agreement shall be in writing and executed by the Parties.

In any action or proceeding involving a dispute between the Purchaser and the Performer arising out of this Performance Agreement, the prevailing party will be entitled to receive from the losing party reasonable attorney's fees.

Performer understands and agrees that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided to the District and agrees to cooperate with any public record requests made thereunder. Performer agrees that it shall allow access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, *Florida Statutes*, and the District's Record Retention Policy.

PURCHASER

PERFORMER

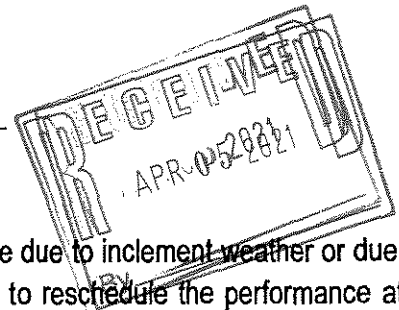
Cypress Bluff CDD

By: _____

By: *Joe Downing*

Printed Name: _____

Printed Name: JOE DOWNING





Mr. Barttenderr 3545 St. John's bluff rd south
158, JACKSONVILLE, FL 32224 United States

Invoice #000002

Cocktail Creation Invoice

We appreciate your business.

Bill To

Marcy Pollicino
eTown Jax
recharge@etownjax.com
904-527-1081

Invoice Details

PDF created April 27, 2021
\$200.00

Payment

Due April 27, 2021
\$200.00

Item	Quantity	Price	Amount
Deposit for Fall cocktail Creation class	1	\$200.00	\$200.00

If paying with check:

Mr. Barttenderr, LLC
3545 St. John's bluff rd South
#158
Jacksonville, FL 32224

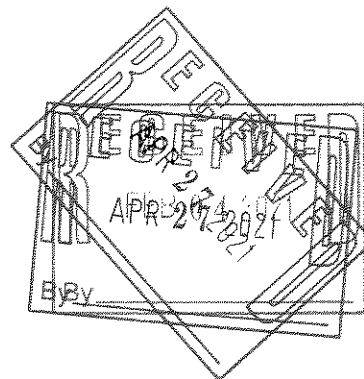
Subtotal \$200.00

Total Due \$200.00

52 A

1,320, 572, 494

Mixology class



Pay online

To pay your invoice go to <https://gosq.me/u/ub5bq9c0>

Or open your camera on your mobile device, and place the code on the left within the camera's view.

Invoice # 050721-1

April 29th, 2021

Rebecca Day
DBA
Rebecca Day Music
11483 Lumberjack Circle East
Jacksonville, FL 32223

904-710-0991
rebeccadaymusic@gmail.com

Attn: Marcy Pollicino
eTOWN Jax
Cypress Bluff
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

May 7th, 2021 Invoice for Records
6:00pm-8:00pm

70A
1.320.572.494

Price includes equipment setup, equipment teardown, travel, and performance

Due upon services rendered:

SOLO performance 6:00-8:00pm \$150.00

Total:

\$150.00



Thank you for partnering with Rebecca Day and The Crazy Daysies!



Maintenance Invoice

Invoice#: 2581

Date: 04/29/2021

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

For: E-Town Phase 2
475 West Town Place Suite 114
St. Augustine FL 32092

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Sod Repair Due to Car Accident	1.00	348.22	348.22	N

1,320.572,46110
12A



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

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

Amount Due

348.22

If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Invoice

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

Invoice # 382088
Date 4/1/2021
Terms
Due Date
Memo Monthly Fees

Bill To

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

Description	Quantity	Rate	Amount
Amenity Manager 1, 320, 872, 450	1	8,030.42	8,030.42
Facility Attendant -11-451	1	741.27	741.27
Pool Maintenance -11-168	1	864.81	864.81
Janitorial -11-462	1	864.81	864.81
Lifestyle 340	1	1,112.00	1,112.00
Maintenance 466	1	741.27	741.27

Total \$12,354.58

37 (A)

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 47

Invoice Date: 5/1/21

Due Date: 5/1/21

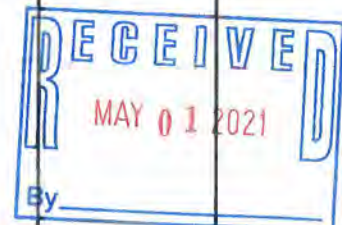
Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2021	1,310.513.40	3,750.00	3,750.00
Information Technology - May 2021	1,310.513.352	250.00	250.00
Dissemination Agent Services - May 2021	1,310.513.313	333.33	333.33
Office Supplies	1,310.513.510	1.44	1.44
Postage	1,310.513.420	196.23	196.23
Copies	1,310.513.425	58.20	58.20

**Total** \$4,589.20**Payments/Credits** \$0.00**Balance Due** \$4,589.20

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Cypress Bluff Community Development District
1001 Bradford Way
Kingston, TN 37763*

Invoice No. 21058
Date 05/04/2021

10A

SERVICE

AMOUNT

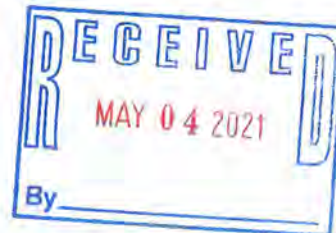
Arbitrage Series 2020 FYE 03/31/2021

\$ 600.00

1.310.513.314

Current Amount Due

\$ 600.00



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.



Maintenance Invoice

Invoice#: 1094

Date: 01/01/2021

Billed To: Cypress Bluff CDD
4314 Pablo Oaks Court
Jacksonville FL 32224

For: E-Town Interchange East

RECEIVED

APR 17 2021

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Landscape Maintenance Services — Jan 1,320.572.461	1.00	4,160.00	4,160.00	N

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

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

If you have any questions concerning this invoice,
please contact Sheri Home @ accounting@sunstatenursery.com

Amount Due

4,160.00

THANK YOU FOR YOUR BUSINESS!!



RECEIVED Maintenance Invoice

APR 17 2021

Invoice#: 2099

Date: 03/01/2021

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

For: 11003 E-Town Parkway —
Jacksonville FL 32256

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
March Monthly Maintenance	1.00	3,320.00	3,320.00	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

3,320.00

If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 1139

Date: 02/01/2021

Billed To: Cypress Bluff CDD
4314 Pablo Oaks Court
Jacksonville FL 32224

RECEIVED
APR 17 2021
For E-Town Interchange East

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
February Mainenance	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

If you have any questions concerning this invoice,
please contact Sheri Home @ accounting@sunstatenursery.com

Amount Due

4,160.00

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 2059

Date: 03/01/2021

RECEIVED

APR 17 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

Description	Quantity	Price	Ext Price	Sales Tax
Fill in 4 ft Deep Sink Hole	1.00	55.00	55.00	N

12A
1.320.572.46110

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

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

If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due

55.00

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 2075

Date: 03/01/2021

RECEIVED

APR 17 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

Description	Quantity	Price	Ext Price	Sales Tax
March Monthly Maintenance	1.00	4,160.00	4,160.00	N

1.320.572.461

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

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

If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due

4,160.00

THANK YOU FOR YOUR BUSINESS!!

From: eTown Community Manager
Invoices for Tier 2
Date: March 12, 2021 at 12:35 PM
To: Margaret Bronson
Cc: Oksana Kuzmuk

8

EM

Good Afternoon,

Please find attached the invoices for Tier 2. A deposit is required. The mailing address for the check is:

1550 Majestic View Lane
Fleming Island, FL 32003

Thank you so much!

Marcy Pollicino
eTown Community Manager
Recharge@etownjax.com
Cypress Bluff Community Development District



etownjax.com
904-527-1081

74



Invoice 738627

SOLD TO		SHIP TO			
eTOWN Community					
ADDRESS		ADDRESS			
10571 eTOWN Pkwy					
CITY, STATE, ZIP		CITY, STATE, ZIP			
Jacksonville, FL 32256					
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE	
ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		Tier 2 to play music at above address on 12/1/21 from 5:30 - 7:30 p.m. for 300.00			
		This invoice is for deposit of			100.00
		make checks payable to:			
		Ed David			
		904-254-0210			

Invoice

738628

738627

Invoice

SOLD TO <i>E TOWN Community</i>		SHIP TO	
ADDRESS <i>10571 E TOWN Pkwy</i>		ADDRESS	
CITY, STATE, ZIP <i>Jacksonville, FL 32256</i>		CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.
			DATE

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		<i>TICK 2 to play music at above address on 12/1/21 from 5:30 - 7:30 p.m for 300.00</i>			
		<i>This invoice is for deposit of</i>			<i>100.-</i>
		<i>make checks payable to:</i>			
		<i>Ed David</i>			
		<i>904-254-4210</i>			

A-5840 T-46706/46721

01-11

738628

Invoice

SOLD TO <i>E TOWN Community</i>		SHIP TO	
ADDRESS <i>10571 E TOWN Pkwy</i>		ADDRESS	
CITY, STATE, ZIP <i>Jacksonville, FL 32256</i>		CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.
			DATE

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		<i>TICK 2 to play music at above address on 12/1/21 from 5:30 - 7:30 p.m for 300.-</i>			
		<i>This invoice is for balance of 200.-</i>			<i>200.-</i>
		<i>Please make check payable to:</i>			
		<i>Ed David</i>			
		<i>1550 Mosaic View Lane</i>			
		<i>Fleming Island, FL 32063</i>			

A-5840 T-46706/46721

01-11

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Cypress Bluff Community Development District
1001 Bradford Way
Kingston, TN 37763

Invoice No. 20885
Date 04/05/2021

SERVICE	AMOUNT
Arbitrage Series 2019 FYE 01/31/2021	\$ 600.00

Current Amount Due \$ 600.00

RECEIVED

MAY 18 2021

10A
1,310.513.314

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 17, 2021

Date

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

Payment Due Upon Receipt

Serial # 21-03310D	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 5/17

County Duval

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

*For your convenience, you
may remit payment at <https://www.jaxdailyrecord.com/send-payment>.*



Your notice can be found at www.jaxdailyrecord.com

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

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

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

**NOTICE OF 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, May 25, 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 or contact the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or 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 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 ("District Manager's Office") during normal business hours, and is also expected to be available on the District's website, 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 for further accommodations.

Jim Perry

District Manager

Mar. 17 00 (21-03310D)



Maintenance Invoice

Invoice#: 2760

Date: 05/11/2021

Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Interchange East

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs Made During April Monthly Inspection				
MP Rotator Nozzles	5.00	15.19	75.95	N
6" Pop-ups	5.00	15.11	75.55	N
MPR Nozzles	8.00	2.38	19.04	N
Labor	1.00	55.00	55.00	N

12A
1.320.572.461



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

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

If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due

225.54

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 2716

Date: 05/01/2021

Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Phase 1



For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
May Landscape Maintenance	1.00	6,027.00	6,027.00	N

1.320.572.461

12A
may

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

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

If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due

6,027.00

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 2717

Date: 05/01/2021

Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Phase 2



For requests and inquiries please contact service@sunstatenursery.com

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

1,320.572.461

12A

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

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

If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

Amount Due

14,210.00

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 2723

Date: 05/01/2021

Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Interchange East

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
May 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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 2747

Date: 05/01/2021

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

Description	Quantity	Price	Ext Price	Sales Tax
May Landscape Maintenance	1.00	3,320.00	3,320.00	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

3,320.00

If you have any questions concerning this invoice,
please contact Sheri Horne @ 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: 7503752
DATE: 5/13/2021
ORDER: 7503752

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
5/13/2021	01:25 PM	ANTS, ROACH, WASP		01:25 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/13/2021		02:32 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	120.00
<i>May Pest control</i> <i>55A</i> <i>1.320.572.470</i>		
SUBTOTAL		\$120.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$120.00
AMOUNT DUE		\$120.00



[Signature]

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



Invoice

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

Invoice # 383652
Date 5/1/2021

Terms

Due Date

Memo Monthly fees

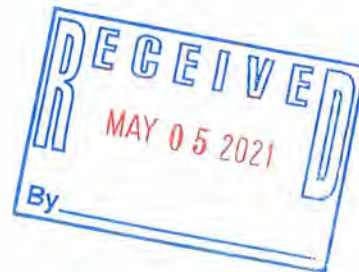
Bill To

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

37A

Description	Quantity	Rate	Amount
Amenity Manager 1. 320.572.450	1	8,030.42	8,030.42
Facility Attendant 1. 320.572.451	1	741.27	741.27
Pool Maintenance 1. 320.572.468	1	864.81	864.81
Janitorial 1. 320.572.462	1	864.81	864.81
Lifestyle 1. 320.572.340	1	1,112.00	1,112.00
Maintenance 1. 320.572.466	1	741.27	741.27

Total \$12,354.58



Marcy Pollicino
RE: Donation Needed
May 26, 2021 at 9:27 AM
Margaret Bronson
Oksana Kuzmuk

MP

Hello,

I believe you can use the First Florida Chapter of the MVPA. Would that fit?

Thank you!

Marcy Pollicino
eTown Community Manager
Recharge@etownjax.com
Cypress Bluff Community Development District



etownjax.com
904-527-1081

From: Margaret Bronson <mbronson@gmsnf.com>
Sent: Wednesday, May 26, 2021 9:22 AM
To: Marcy Pollicino <mpollicino@vestapropertyservices.com>
Cc: Oksana Kuzmuk <okuzmuk@gmsnf.com>
Subject: Fwd: Donation Needed

Good morning Marcy,

Is there an abbreviated name for this non profit? The name doesn't fit on the vender maintenance line.

Best regards,

Margaret Bronson
Governmental Management Services, LLC (GMS)
475 West Town Place, Suite 114
St. Augustine, Florida 32092
World Golf Village
Office: (904) 940-5850
Cell: (904) 814-3970



Begin forwarded message:

From: eTown Community Manager <recharge@etownjax.com>
Subject: Re: Donation Needed
Date: May 26, 2021 at 8:14:09 AM EDT
To: Oksana Kuzmuk <okuzmuk@gmsnf.com>, Margaret Bronson <mbronson@gmsnf.com>

Good Morning,

I am attaching the info I have received from the First Florida Chapter of Military Vehicle Preservation Association. The amount to be donated is \$200.

Make the check to 1St FI MVPA and the address is 78 S.E. Fisher Way Loop Ocklawaha FI 32179

Let me know if you need anything else. They are coming to our Memorial Day celebration so if we can get this out this week that would be great. Thank you!

Marcy Pollicino
eTown Community Manager
Recharge@etownjax.com
Cypress Bluff Community Development District