

*Cypress Bluff
Community Development District*

July 27, 2021

Cypress Bluff

Community Development District

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

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

July 20, 2021

Board of Supervisors
Cypress Bluff
Community Development District

Dear Board Members:

The Cypress Bluff Community Development District Special Meeting is scheduled for **Tuesday, July 27, 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 2021-10, Designating Officers
- IV. Public Hearing for the Purpose of Imposing Special Assessments for Series 2021 Bonds
 - A. Consideration of Resolution 2021-11, Equalizing and Imposing Special Assessments
- V. Approval of Minutes
 - A. June 22, 2021 Regular Board of Supervisors Meeting
 - B. July 6, 2021 Special Board of Supervisors Meeting
- VI. Acceptance of the Fiscal Year 2020 Audit Report
- VII. Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget
 - A. Consideration of Resolution 2021-12, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022
 - B. Consideration of Resolution 2021-13, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager – Report
- IX. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Check Register
- X. Other Business

- XI. Supervisor's Requests and Audience Comments
- XII. Next Scheduled Meeting – August 24, 2021 at 1:30 p.m. at the eTown Welcome Center
- XIII. Adjournment

The third order of business is organizational matters. The Board can consider appointing a new supervisor to fill the vacancy on the Board. That new supervisor would subscribe to an oath of office upon appointment and the Board can then consider restructuring the slate of officers with resolution 2021-10, a copy of which is enclosed for your review.

The fourth order of business is the public hearing for the purpose of imposing special assessments for the Series 2021 bonds. A copy of resolution 2021-11 will be provided under separate cover.

The fifth order of business is approval of minutes. Enclosed for your review and approval are copies of the minutes of the June 22, 2021 regular Board meeting and July 6, 2021 special Board meeting.

The sixth order of business is acceptance of the fiscal year 2020 audit report. A copy of the report is enclosed for your review

The seventh order of business is the public hearing for the purpose of adopting the fiscal year 2022 budge. A copy of the budget is enclosed for your review, however copies of resolutions 2021-12 and 2021-13 will be provided under separate cover.

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

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

Sincerely,

James Perry

James Perry

District Manager
Cypress Bluff Community
Development District

AGENDA

***Cypress Bluff
Community Development District
Agenda***

Tuesday
July 27, 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

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IX. Financial Reports

- A. Balance Sheet and Income Statement
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X. Other Business

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XII. Next Scheduled Meeting – August 24, 2021 at 1:30 p.m. at the eTown Welcome Center

XIII. Adjournment

THIRD ORDER OF BUSINESS

C.

RESOLUTION 2021-10

**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 27TH DAY OF JULY, 2021.

ATTEST

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

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

TABLE OF CONTENTS

Background	3 - 4
Cypress Bluff CDD Summary of Development (Table I)	3
MASTER INFRASTRUCTURE IMPROVEMENTS	5-12
Summary of Master Infrastructure Costs (Table II)	6
Master Infrastructure Improvements	
E-Town Pkwy/R.G. Skinner Pkwy Improvements	7-8
Apex Trail Improvements	8-9
Axium Road Improvements	9-10
Master Recreation Improvements	11
Basis of Cost Estimates	12
NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS	13-17
Cypress Bluff CDD Neighborhood Infrastructure Improvements	14-15
Summary of Neighborhood Infrastructure Costs (Table III)	16
Basis of Cost Estimates	17
Appendix	18

BACKGROUND

The Cypress Bluff Community Development District (CDD) is a $\pm 1,273.9$ -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

TYPE	Estimated Units	Estimated Areas
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
TOTALS		1,273.9 acres

(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 (USACOE) 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
Neighborhood Infrastructure Total	1,824 lots	\$68,589,600

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

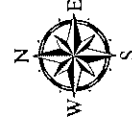
GENERAL LOCATION

9/24/2019

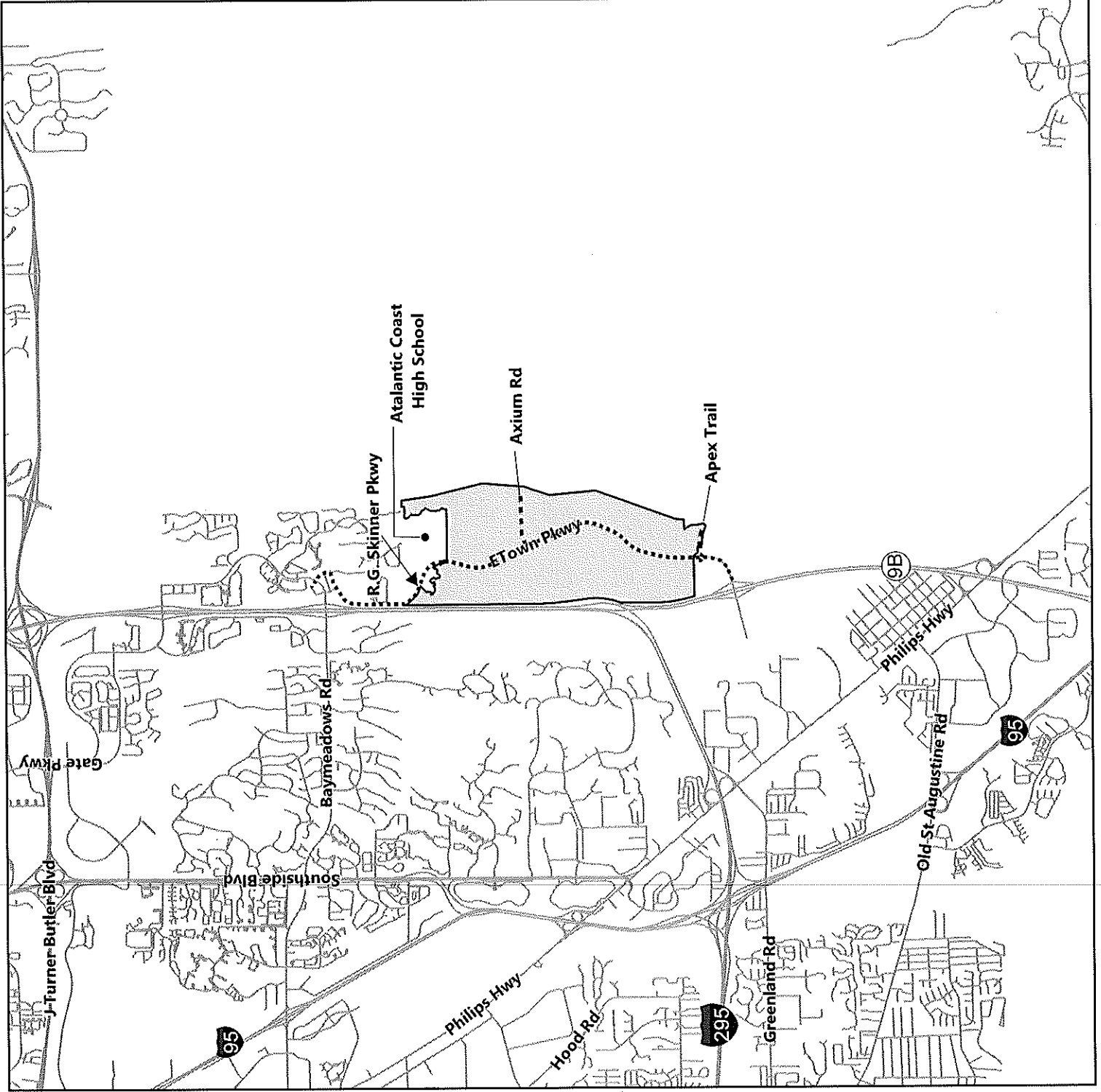
LEGEND



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

Revised July 23, 2019

September 1, 2017

E-Town

Page 2 of 5

W.O. No.17-160.01

File No. 124B-22.01A

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

Revised July 23, 2019

September 1, 2017

E-Town

Page 3 of 5

W.O. No.17-160.01

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;

Revised July 23, 2019

September 1, 2017

E-Town

Page 4 of 5

W.O. No.17-160.01

File No. 124B-22.01A

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,

Revised July 23, 2019

September 1, 2017

E-Town

Page 5 of 5

W.O. No.17-160.01

File No. 124B-22.01A

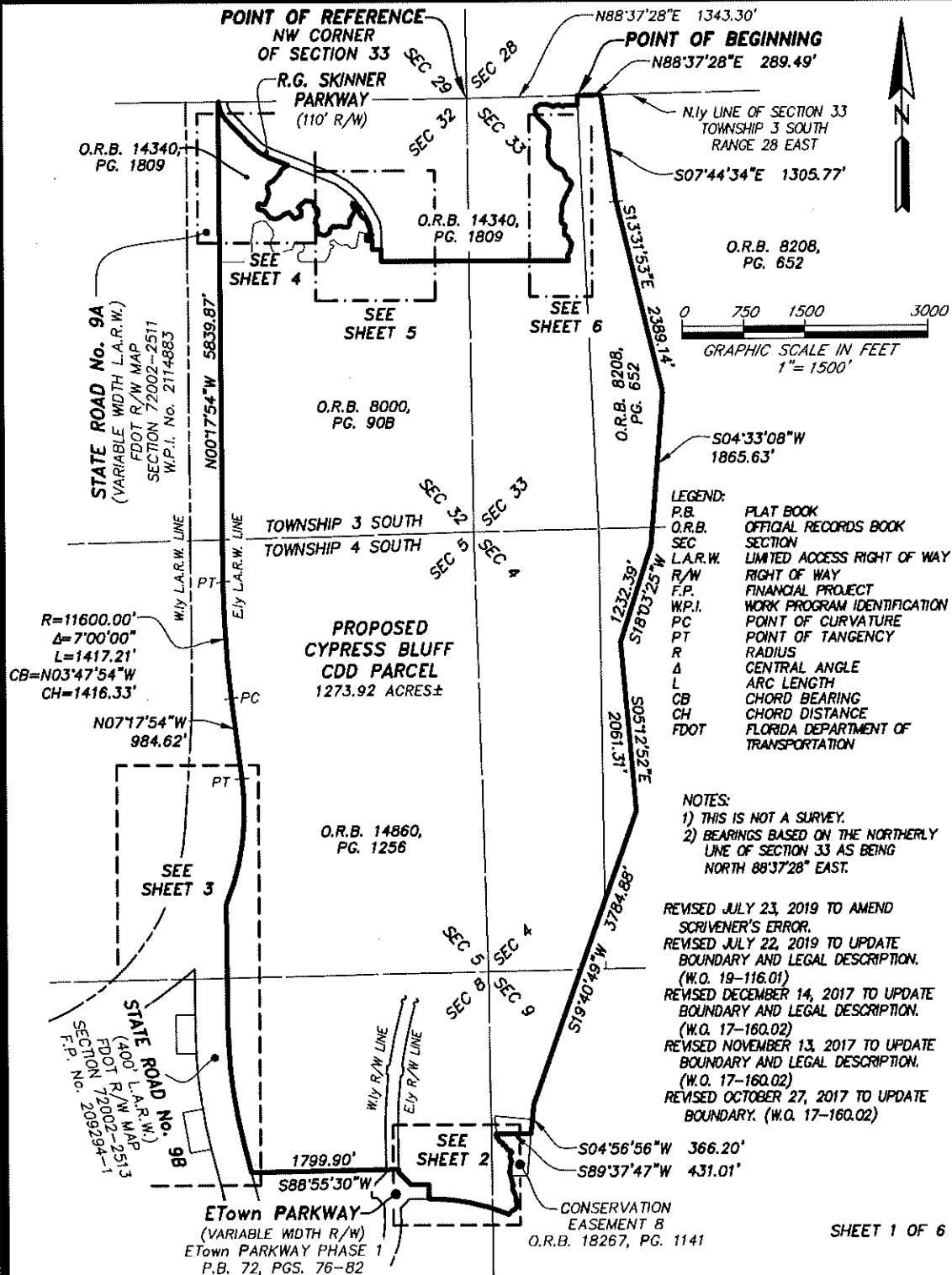
Cypress Bluff CDD Parcel (Continued)

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

Containing 1273.92 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

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



ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

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

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



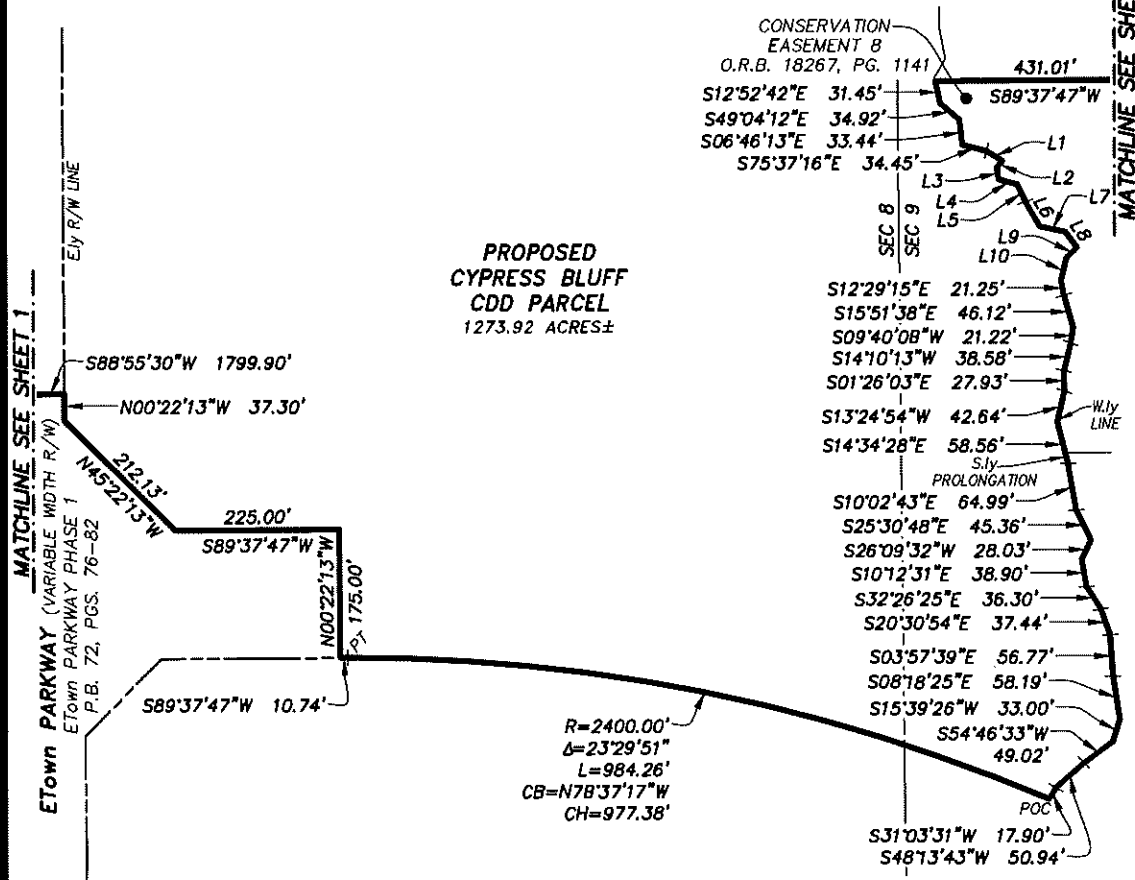
Digital Signature
By: Damon J.
Kelly, PSM

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

SCALE: 1"=1500'

DATE: SEPTEMBER 1, 2017

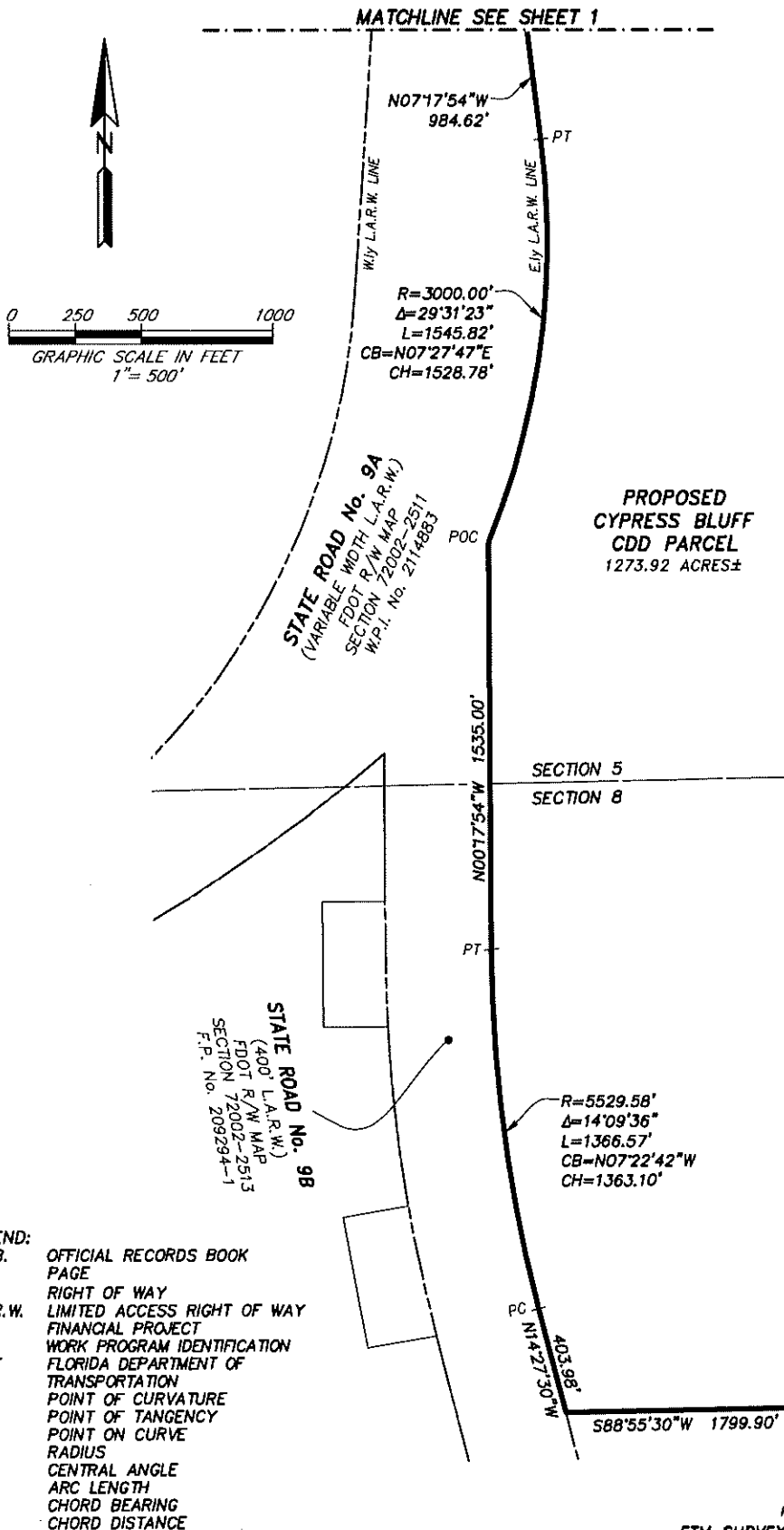
A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



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

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

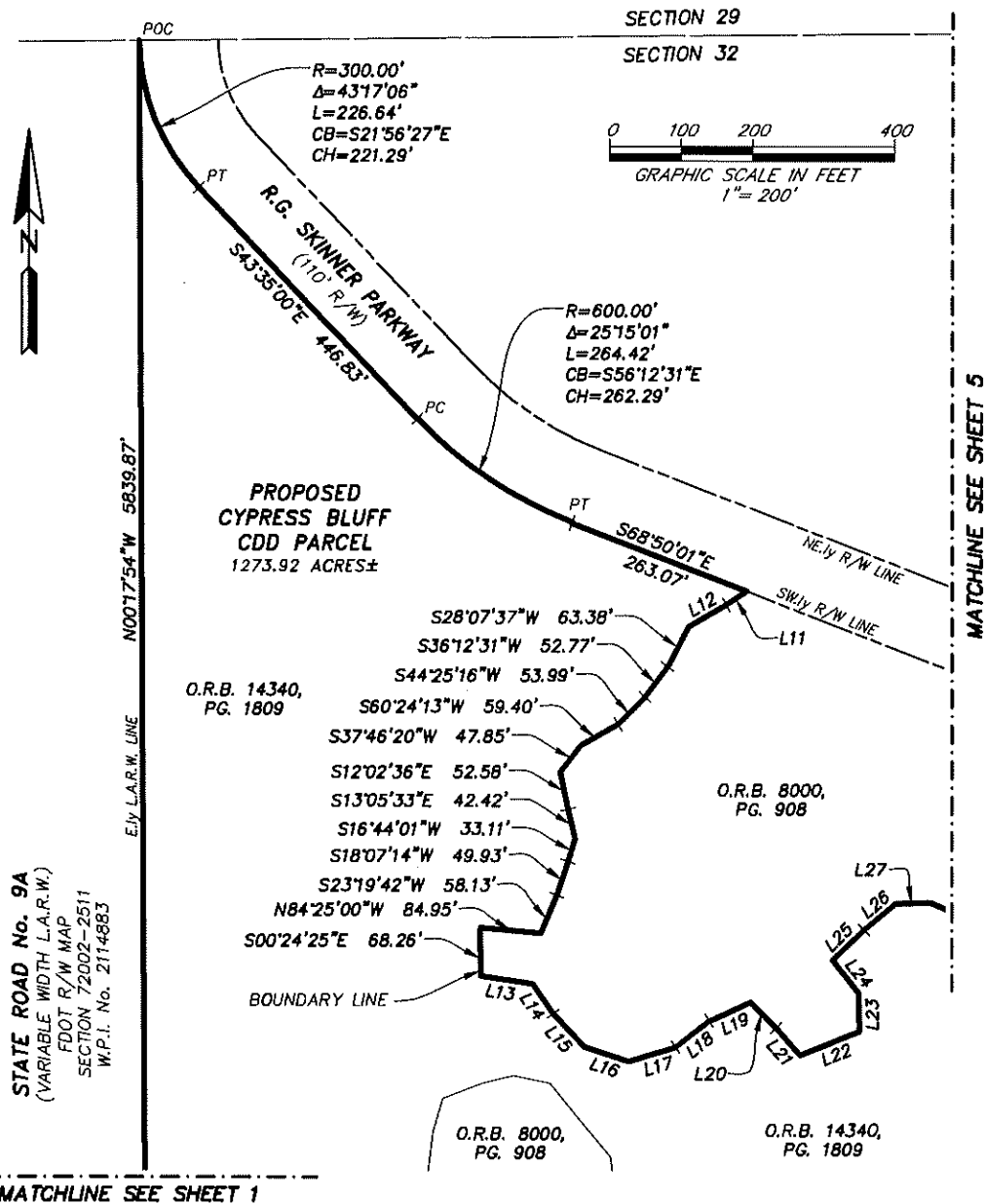
A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



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.



MATCHLINE SEE SHEET 1

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. 14340, PG. 1809

BOUNDARY LINE

NE. 1/4 R/W LINE
SW. 1/4 R/W LINE

R.G. SKINNER PARKWAY (110' R/W)

PC

Matchlines:
 MATCHLINE SEE SHEET 4 (Left)
 MATCHLINE SEE SHEET 6 (Right)

Survey Data (Bearings and Distances):
 L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43, L44, L45, L46, L47, L48, L49, L50, L51
 S71°57'16"E 51.30'
 S45°25'16"E 54.76'
 S19°52'56"W 39.91'
 S14°36'39"E 42.26'
 S40°20'23"E 57.10'
 S59°04'18"E 52.23'
 S13°07'44"E 44.38'
 S24°46'40"E 56.39'
 S26°06'15"E 32.51'
 S02°12'11"W 41.80'
 S45°09'13"E 35.48'
 S00°00'34"W 107.34'
 S89°59'26"E 2280.15'
 S00°00'34"W 145.55'
 S89°59'26"E 110.00'
 S00°00'34"W 65.00'
 S89°59'26"E 70.00'

Other Labels:
 NW COR, NE COR, SE COR, SW COR
 S.1/4 TERMINUS
 S.1/4 LINE

Scale and Orientation:
 0 100 200 400
 GRAPHIC SCALE IN FEET
 1" = 200'
 North Arrow pointing up.

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'

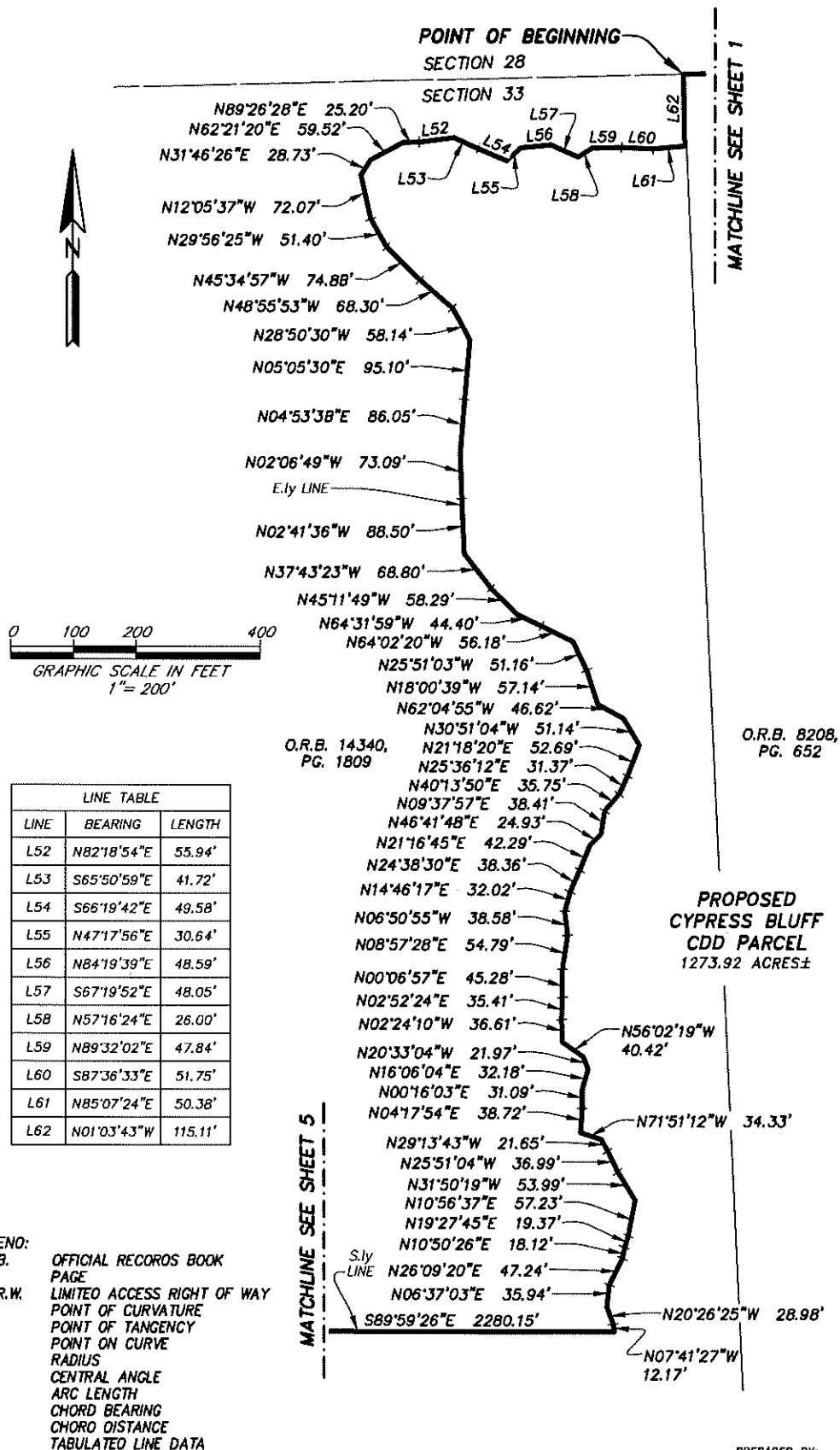
LINE TABLE		
LINE	BEARING	LENGTH
L40	N41°44'07"E	55.91'
L41	S78°01'28"E	36.71'
L42	N76°54'19"E	50.12'
L43	S78°17'09"E	69.51'
L44	N85°04'13"E	33.16'
L45	N35°50'17"E	30.71'
L46	N05°06'56"E	69.39'
L47	N25°14'24"E	59.38'
L48	N36°08'27"E	68.81'
L49	N42°18'11"W	56.04'
L50	N01°48'23"E	43.34'
L51	N89°59'26"W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

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
P.G.	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.**



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

```

SHEET 6 OF 6
SEE SHEET 1 FOR NOTES.

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

Cypress Bluff Community Development District

EXHIBIT 4

EXISTING/FUTURE LAND USE

9/24/2019

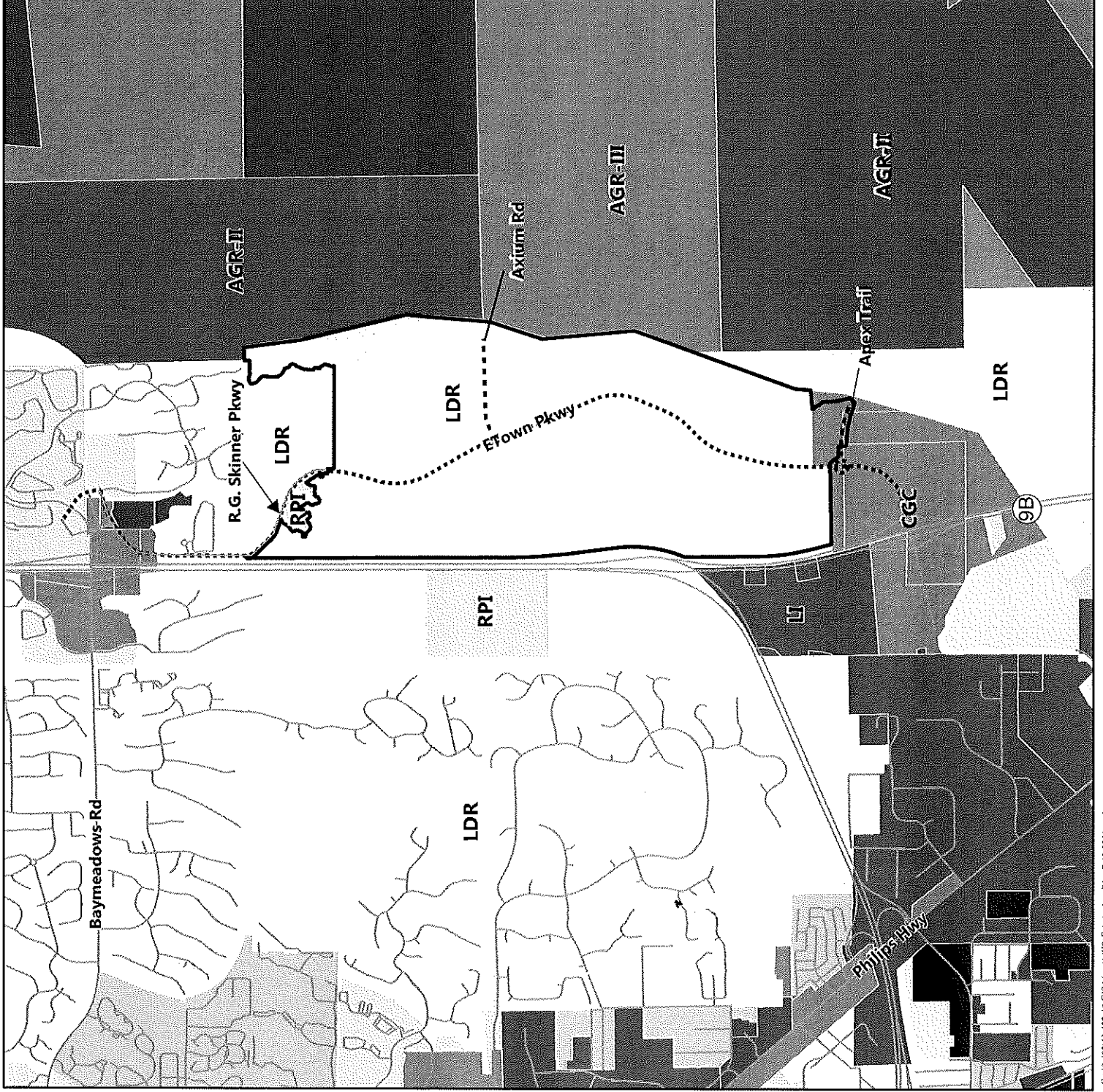
LEGEND

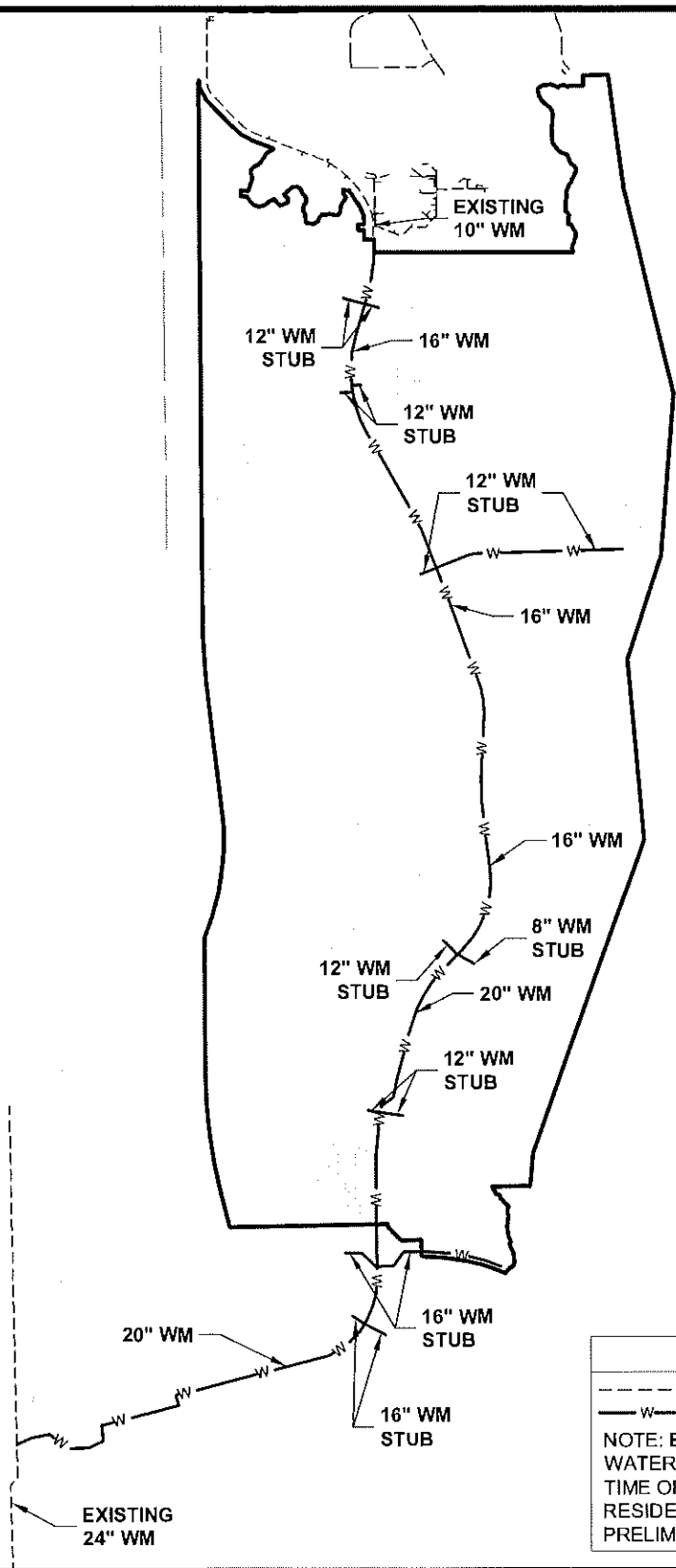
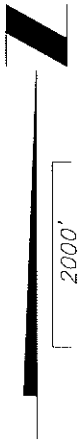


Amended Cypress Bluff CDD



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.	



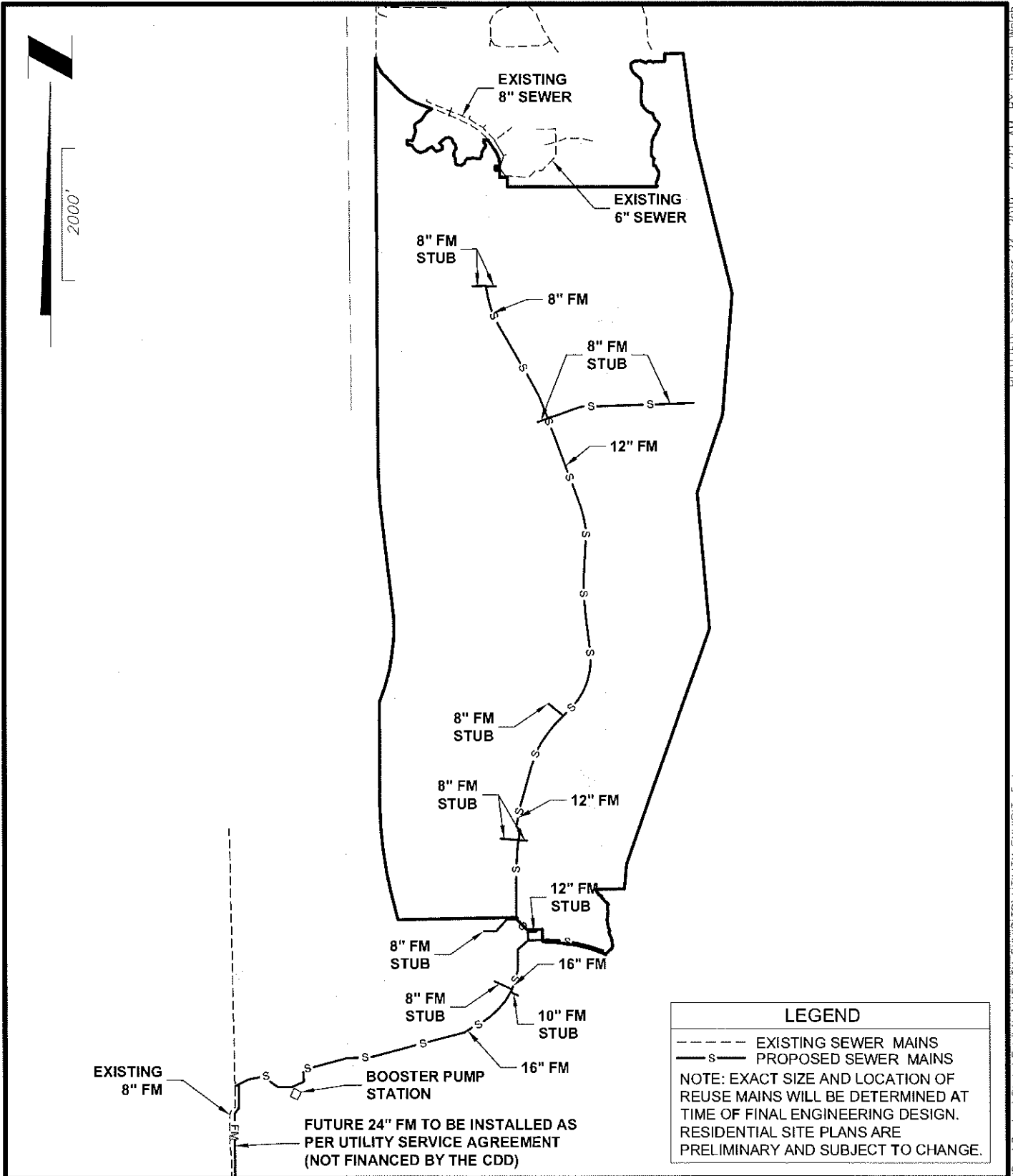
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

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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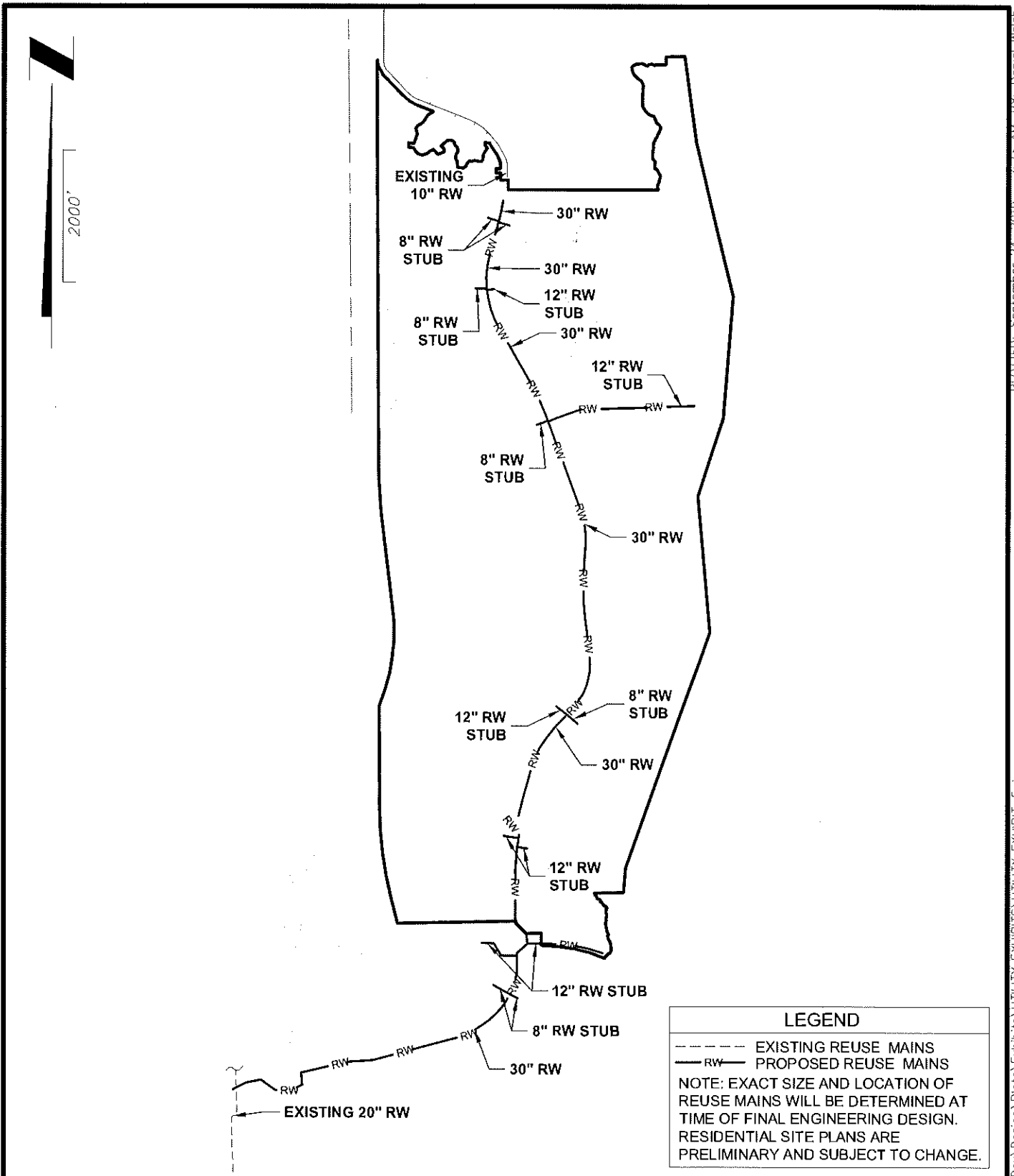
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14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
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EXHIBIT 5 PAGE 2 OF 3

MASTER SANITARY SEWER PLAN CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

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TEL: (904) 642-8990, FAX: (904) 646-9485
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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

Description of Original Boundary Improvements	Construction Entity⁵	Final Owner	Maintenance Entity
E-Town Parkway/R.G. Skinner Parkway Landscape/Irrigation	Developer	COJ/CDD ¹	COJ/CDD ¹
E-Town Parkway/R.G. Skinner Parkway Hardscape/Signage	Developer	COJ/CDD ¹	COJ/CDD ¹
E-Town Parkway/R.G. Skinner Parkway Fencing	Developer	CDD	CDD
E-Town Parkway/R.G. Skinner Electric/Street Lighting	Developer	JEA ⁴	JEA ⁴
Utilities (Water, Sewer, Electrical, Street Lighting)	Developer	JEA	JEA
Stormwater Systems	Developer	CDD	CDD
Roadway Improvements	Developer	COJ/HOA ²	COJ/HOA ^{2,3}
Recreational Improvements	CDD	CDD	CDD
Axium Road Landscape/Irrigation	Developer	COJ/CDD ¹	COJ/CDD ¹
Axium Road Hardscape/Signage	Developer	COJ/CDD ¹	COJ/CDD ¹
Axium Road Electric/Street Lighting	Developer	JEA ⁴	JEA ⁴

Notes:

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

²HOA 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.

³HOA may provide enhanced maintenance on COJ owned roads.

⁴Funding for electricity provided by COJ.

⁵It 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.

Description of 2019 Boundary Amendment Additional Improvements	Construction Entity⁵	Final Owner	Maintenance Entity
Apex Trail Roadway and Drainage/Stormwater	Developer	COJ/CDD ¹	COJ/CDD ¹
Apex Trail Utilities (Water, Sewer, Reuse)	Developer	JEA	JEA
Apex Trail Landscape/Irrigation	Developer	COJ/CDD ¹	COJ/CDD ¹
Apex Trail Electric/Street Lighting	Developer	JEA ⁴	JEA ⁴
Neighborhood Roads	Developer	COJ/HOA ²	COJ/HOA ^{2,3}
Neighborhood Stormwater	Developer	CDD/HOA ⁶	CDD/HOA ⁶
Neighborhood Utilities	Developer	JEA	JEA
Neighborhood Recreational Improvements	Developer	CDD/HOA ⁵	CDD/HOA ⁵

Notes:

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

²HOA 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.

³HOA may provide enhanced maintenance on COJ owned roads.

⁴Funding for electricity provided by COJ.

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

⁶HOA 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 ⁴			
		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) ^{1,2}	\$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 ³	\$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%
TOTAL COSTS	\$90,943,634				

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%	
TOTAL COSTS	\$5,750,550				

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.

Cypress Bluff Community Development District

Amended and Restated Master Assessment Methodology Report

May 25, 2021

**Prepared by
Governmental Management Services, LLC**

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the Report	2
1.3	Special and General Benefits.....	2
1.4	Organization of this Report	3
2.0	Development Program for Cypress Bluff	
2.1	Overview	3
2.2	The Development Program	3
3.0	The Capital Improvement Program for Cypress Bluff	
3.1	Engineering Report	3
3.2	Capital Improvement Program	3
4.0	Financing Program for Cypress Bluff	
4.1	Overview	4
5.0	Assessment Methodology	
5.1	Overview	4
5.2	Assigning Debt	5
5.3	Lienability Test: Special and Peculiar Benefit to the Property ..	6
5.4	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	7
5.5	True-Up Mechanism.....	7
5.6	Additional Stipulations.....	8
Appendix		
Table 1	Development Program for Phase 1 & Future Phases.....	9
Table 2	Benefit Analysis	10
Table 3	Infrastructure Cost Estimates	11
Table 4	Sources and Uses	12
Table 5	Legal Description of Assessment Lands	13

1.0 Introduction

1.1 Purpose

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 1,249.73 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. In August, 2021, the District filed a boundary amendment petition with the County to modify the boundaries of the District. Pursuant to Ordinance 2019-599-E of the County Commission, the District's boundaries were modified to add 24.19 acres thereby expanding the boundaries to include 1,273.9 acres. The Development is planned for 1,996 residential lots which include 519 Active Adult lots.

The District has and will continue 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 will amend and restate the Master Special Assessment Methodology Report dated August 20, 2018 as adopted by the Board of Supervisors as it relates to the Master CIP, defined herein, (the "Master Report") and includes the [] acres annexed into the District's boundaries.

1.2 Scope of the Report

This report presents the master projections for financing the District's capital requirements necessary to provide the community infrastructure improvements (the "Capital Improvement Program", "CIP", or "Improvements") described in the District Engineer's Report developed by England, Thims & Miller, as amended, dated September 2019.

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 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.

3.0 The Capital Improvement Program for Cypress Bluff

3.1 Engineering Report

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 5.3 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 2020 bonds in the principal amount of \$7,705,000 to fund a portion of the District's CIP. The District may issue additional bonds for development of future phases and improvements.

5.0 Assessment Methodology

5.1 Overview

Special Assessment Bonds provide the District with funds to construct and/or acquire the 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.

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

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 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 which ensures the debt per acre remaining on the unplatted developable land is never allowed to increase above its maximum level of debt per acre. .

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 debt assigned to the parcel per developable acre. (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 District to fully absorb the remaining unallocated debt.

Furthermore, each landowner 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.

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 ⁽¹⁾
Residential Lots	145	555	777	1,477
Total	<u>147</u>	<u>727</u>	<u>1,123</u>	<u>1,997 ⁽¹⁾</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) 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
District

<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	\$6,685,666	\$19,039,334	\$25,725,000 (2)
Total -	\$6,685,666	\$28,794,334	\$35,480,000

(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
GRAND TOTALS	1,997			\$ 9,755,000	

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	\$ 6,685,666	\$ 12,882
Residential Lots	1,478	1.00	1,478	\$ 19,039,334	\$ 12,882
GRAND TOTALS	1,997			\$ 25,725,000	

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 Net Annual Assessment Per Unit</u>
Active Adult	519	\$ -	12,882	\$ 12,882	\$ 936 (3)
Residential Lots	1,478	\$ 6,600	12,882	\$ 19,482	\$ 1,415 (3)

(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	\$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 Recreation Improvements	\$7,728,000
Total	<u><u>\$28,104,584</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 September 24, 2019

Prepared By
Governmental Management Services, LLC

TABLE 4
Cypress Bluff CDD
Sources & Uses

<u>Sources</u>	Bond Series
Bond Proceeds - par	<u><u>\$35,480,000</u></u>
Total Sources	<u><u>\$35,480,000</u></u>
 <u>Uses</u>	
Project Fund Deposits	
Project Fund	\$28,104,584
Other Fund Deposits	
Debt Service Reserve Fund @100% of MADS	\$2,577,583
Capitalized Interest	\$3,902,800
Delivery Date Expenses	
Cost of Issuance	\$185,000
Underwriter's Discount	\$709,600
Additional Proceeds	\$433
Total Uses	<u><u>\$35,480,000</u></u>

Principal Amortization Installments	30
Average Coupon Rate	6.00%
Par Amount	\$35,480,000
Maximum Annual Debt Service (net)	\$2,577,583

Provided by MBS Capital Markets, LLC.

Financing parameters and amounts are estimated.

Prepared By
Governmental Management Services, LLC

FIFTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, June 22, 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
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
Ross Rubin	Vesta Property Services

The following is a summary of the discussions and actions taken at the June 22, 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

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**

The above items were tabled.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 25, 2021 Meeting

There were no comments on the minutes.

On MOTION by Mr. Holmes seconded by Mr. Hewins with all in favor the minutes of the May 25, 2021 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Re-Setting the Public Hearing for the Purpose of Imposing Special Assessments for the Expansion Parcel

Mr. Perry noted the public hearing will be conducted on July 27, 2021 as part of the regular meeting of the Board of Supervisors.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor resolution 2021-08, re-setting the public hearing for the purpose of imposing special assessments for the expansion parcel to July 27, 2021 at 1:30 p.m. was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager– Report on the Number of Registered Voters (609)

Mr. Perry informed the Board the Duval County Supervisor of Elections office reports there to be 609 voters residing within the District boundaries.

D. General Manager

1. Report

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

2. Quote for Replacement of Flush Valves

Ms. Pollicino presented a proposal for replacing the flush valves in the Recharge Amenity Center for a total of \$2,750.

On MOTION by Mr. Richard Ray seconded by Mr. Hewins with all in favor the proposal for replacing flush valves for the amount of \$2,750 was approved.

SEVENTH ORDER OF BUSINESS**Financial Reports****A. Balance Sheet and Income Statement****B. Check Register**

Mr. Perry gave an overview of the financial reports as of May 31, 2021 and check register, noting the check register totals \$77,388.69.

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

EIGHTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

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

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 6, 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. Hewins with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The special Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, July 6, 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
John Hewins	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel (by phone)
Bradley Weeber	District Engineer (by phone)
David Ray	GMS (by phone)
Marcy Pollicino	Vesta Property Services
Brett Sealy	MBS Capital Markets (by phone)
Sete Zare	MBS Capital Markets (by phone)
Lo Etienne	Bryant Miller Olive (by phone)

The following is a summary of the discussions and actions taken at the July 6, 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

Consideration of Financing Matters

A. Supplemental Engineer's Report

Ms. Buchanan stated the supplemental engineer's report's intent is to identify the project that the potential bonds would be funding, as well as identifying the obligations that would run with the lands securing the bonds.

Mr. Weeber informed the Board the report is substantially similar to the previous engineer's report, with changes being made to the unit counts, one of the road names and the project completion date.

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

B. Supplemental Assessment Methodology Report for Series 2021 and Addendum to the Master Special Assessment Methodology Report

Mr. Perry informed the Board the supplemental assessment methodology report covers 147 units comprised of 145 single family lots and 2 active adult lots that were not picked up in previous bond issues. The report also shows the benefit that will be carried from the addendum to the master special assessment methodology report. The addendum is an update to reflect the additional units. Ms. Buchanan noted the master methodology identifies the assessment cap, which was provided to the landowners. The supplemental methodology will continue to be updated based on pricing information.

Mr. Richard Ray asked that the process be started to pull the acquisition of work product documents so that after the bonds are closed, the District can settle up with the developer.

On MOTION by Mr. Richard Ray seconded by Mr. Hewins with all in favor the supplemental assessment methodology report and addendum to the master special assessment methodology report were approved in substantial form.

C. Delegation Resolution 2021-09

Ms. Etienne stated this resolution is approving the issuance and sale of the special assessment bonds at an amount not to exceed \$3.5 million. It also appoints MBS as the underwriter for the transaction and BNY Mellon Trust Company as the trustee, and GMS as the dissemination agent and authorizes the execution of certain documents related to the sale of the bonds.

1. Supplemental Indenture

Ms. Etienne noted this document contains the terms of the bonds such as the interest rate, maturity dates and exemption provisions.

2. Preliminary Limited Offering Memorandum

Ms. Etienne noted this document contains information about the District, the project and the use of the bond proceeds and will be used in connection with the offering and sale of the bonds.

3. Bond Purchase Agreement

Ms. Etienne noted this document is an agreement between the District and underwriter and lays out the terms of the sale of the bonds.

4. Continuing Disclosure Agreement

Ms. Etienne noted this document is executed by the District, the landowner and GMS and it obligates the landowner to provide certain information annually on the project.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor delegation resolution 2021-09 and its exhibits were approved.

FOURTH ORDER OF BUSINESS**Consideration of Proposal for Recharge Pond Maintenance Services**

Ms. Pollicino informed the Board the proposal in the amount of \$1,700 is for weed and algae defoliation, trash and debris removal and testing the water if needed for one pond.

Mr. Richard Ray felt once a month pond maintenance was more appropriate and asked Ms. Pollicino to adjust with the vendor. The Board made the motion below to approve pond maintenance at an amount not to exceed \$1,704.

On MOTION by Mr. Richard Ray seconded by Mr. Hewins with all in favor pond maintenance services was approved at an amount not to exceed \$1,704.

FIFTH ORDER OF BUSINESS**Consideration of Towing Policy**

Ms. Pollicino presented an agreement with Dee-Way Towing to allow staff the ability to tow a vehicle left on CDD property.

Ms. Buchanan suggested holding a public hearing to adopt a towing policy. She also asked that signs be posted per the requirements of Florida Statutes. This item was deferred to the August meeting to allow for noticing of a public hearing to adopt the policy.

SIXTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

SEVENTH ORDER OF BUSINESS

**Supervisor's Requests and Audience
Comments**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

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

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-22
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	23
Notes to Required Supplementary Information	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Cypress Bluff Community Development District
City of Jacksonville, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 29, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$960,862).
- The change in the District's total net position in comparison with the prior fiscal year was \$396,804, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$11,859,258, an increase of \$2,847,515 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service and capital projects, nonspendable for prepaids and deposits and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund which are considered major funds.

The District adopts an annual appropriated budget for its general and debt service funds. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2020	2019
Assets, excluding capital assets	\$ 12,500,503	\$ 9,193,222
Capital assets, net of depreciation	13,954,599	1,090,235
Total assets	26,455,102	10,283,457
Liabilities, excluding long-term liabilities	1,052,255	406,123
Long-term liabilities	26,363,709	11,235,000
Total liabilities	27,415,964	11,641,123
Net Position		
Net investment in capital assets	(2,691,948)	(1,800,336)
Restricted	1,259,339	418,531
Unrestricted	471,747	24,139
Total net position	\$ (960,862)	\$ (1,357,666)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2020	2019
Revenues:		
Program revenues		
Operating grants and contributions	\$ 2,053,590	\$ 848,356
Capital grants and contributions	52,197	110,652
General revenues		
Miscellaneous	125	-
Unrestricted investment earnings	41	-
Total revenues	2,105,953	959,008
Expenses:		
General government	131,242	105,559
Maintenance and operations	207,384	2,000
Amenity center	7,334	-
Interest on long-term debt	725,512	353,332
Bond issue costs	637,677	412,330
Conveyance of infrastructure	-	1,458,475
Total expenses	1,709,149	2,331,696
Change in net position	396,804	(1,372,688)
Net position - beginning	(1,357,666)	15,022
Net position - ending	\$ (960,862)	\$ (1,357,666)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$1,709,149. The majority of the costs of the District's activities were paid by program revenues and the issuance of debt. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes Developer contributions and interest revenue. Revenues increased over the prior year due to an increase in assessment revenue in the current year. In total, expenses decreased over the prior year as a result of the conveyance of completed infrastructure to other entities in the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$13,954,599 invested in capital assets. No depreciation has been taken since the District's capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2020, the District had \$26,420,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

Subsequent to fiscal year end, the District anticipates an increase in operating activity as the District continues to build out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Cypress Bluff Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities
ASSETS	
Cash	\$ 5,672,401
Investments	5,385,496
Assessments receivable	511,781
Due from Developer	2,504
Deposits and prepaids	5,473
Restricted assets:	
Investments	922,848
Capital assets:	
Nondepreciable	13,954,599
Total assets	<u>26,455,102</u>
 LIABILITIES	
Accounts payable	36,137
Contracts and retainage payable	605,108
Accrued interest payable	411,010
Non-current liabilities:	
Due within one year	640,000
Due in more than one year	25,723,709
Total liabilities	<u>27,415,964</u>
 NET POSITION	
Net investment in capital assets	(2,691,948)
Restricted for debt service	1,259,339
Unrestricted	471,747
Total net position	<u>\$ (960,862)</u>

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 131,242	\$ 131,242	\$ -	\$ -	\$ -
Maintenance and operations	207,384	654,826	-	48,628	496,070
Amenity center	7,334	7,334	-	-	-
Interest on long-term debt	725,512	1,260,188	3,569	-	538,245
Bond issue costs	637,677	-	-	-	(637,677)
Total governmental activities	1,709,149	2,053,590	3,569	48,628	396,638
General revenues:					
					125
					41
					166
					396,804
					(1,357,666)
					\$ (960,862)

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 135,323	\$ 250,263	\$ 5,286,815	\$ 5,672,401
Investments	350,041	922,848	5,035,455	6,308,344
Assessments receivable	-	511,781	-	511,781
Due from Developer	2,504	-	-	2,504
Due from other funds	14,543	-	-	14,543
Deposits and prepaids	5,473	-	-	5,473
Total assets	\$ 507,884	\$ 1,684,892	\$10,322,270	\$12,515,046
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 36,137	\$ -	\$ -	\$ 36,137
Contracts and retainage payable	-	-	605,108	605,108
Due to other funds	-	14,543	-	14,543
Total liabilities	36,137	14,543	605,108	655,788
Fund balances:				
Nonspendable:				
Prepaids and deposits	5,473	-	-	5,473
Restricted for:				
Debt service	-	1,670,349	-	1,670,349
Capital projects	-	-	9,717,162	9,717,162
Unassigned	466,274	-	-	466,274
Total fund balances	471,747	1,670,349	9,717,162	11,859,258
Total liabilities and fund balances	\$ 507,884	\$ 1,684,892	\$10,322,270	\$12,515,046

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Fund balance - governmental funds	\$ 11,859,258
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	13,954,599
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(411,010)	
Bonds payable	(26,363,709)	(26,774,719)
Net position of governmental activities	\$	(960,862)

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 782,618	\$ 1,260,188	\$ -	\$ 2,042,806
Developer contributions	10,784	-	-	10,784
Interest	41	3,569	48,628	52,238
Miscellaneous revenues	125	-	-	125
Total revenues	793,568	1,263,757	48,628	2,105,953
EXPENDITURES				
Current:				
General government	131,242	-	-	131,242
Maintenance and operations	207,384	-	-	207,384
Amenity center	7,334	-	-	7,334
Debt Service:				
Principal	-	195,000	-	195,000
Interest	-	539,146	-	539,146
Bond issue costs	-	-	637,677	637,677
Capital outlay	-	-	12,864,364	12,864,364
Total expenditures	345,960	734,146	13,502,041	14,582,147
Excess (deficiency) of revenues over (under) expenditures	447,608	529,611	(13,453,413)	(12,476,194)
OTHER FINANCING SOURCES (USES)				
Proceeds from bond issuance	-	497,563	14,882,437	15,380,000
Original issue discount	-	-	(56,291)	(56,291)
Total other financing sources (uses)	-	497,563	14,826,146	15,323,709
Net change in fund balance	447,608	1,027,174	1,372,733	2,847,515
Fund balances - beginning	24,139	643,175	8,344,429	9,011,743
Fund balances - ending	\$ 471,747	\$ 1,670,349	\$ 9,717,162	\$ 11,859,258

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ 2,847,515
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	12,864,364
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	195,000
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(15,380,000)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	56,291
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(186,366)
Change in net position of governmental activities	<u>\$ 396,804</u>

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Cypress Bluff Community Development District ("District") was established by Ordinance 2018-335-E of the Board of County Commissioners of City of Jacksonville, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes and expanded by City of Jacksonville Ordinance 2019-599-E on October 22, 2019. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2020, certain Board members were affiliated with E-Town Development Inc. and Pulte Home Company, LLC the Developers.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the "Uniform Method of Collection" under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

The capital projects fund is used to account for the costs of major infrastructure acquired by the District and also to accumulate capital reserves for future maintenance costs and capital projects.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital asset are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the upcoming October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2020:

	Amortized cost	Credit Risk	Maturities
Dreyfus Government Cash Management	\$ 5,958,303	Not available	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	350,041	S&P AAAM	Weighted average of the fund portfolio: 48 days
	<u>\$ 6,308,344</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2020, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2020 were as follows:

Fund	Receivable	Payable
General	\$ 14,543	\$ -
Debt service	-	14,543
	<u>\$ 14,543</u>	<u>\$ 14,543</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to Developer contributions for operations and maintenance expenditures collected in the debt service fund that have not yet been transferred to the general fund.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure in progress	\$ 1,090,235	\$ 12,864,364	\$ -	\$ 13,954,599
Total capital assets, not being depreciated	1,090,235	12,864,364	-	13,954,599
 Governmental activities capital assets, net	 \$ 1,090,235	 \$ 12,864,364	 \$ -	 \$ 13,954,599

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$28,104,584 for the Series 2019 and 2020 projects, and \$7,708,526 for the Series 2020A project. The infrastructure will include roadways, utilities, landscapes, hardscapes, electrical improvements, and recreational improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. During the current fiscal year the District paid the Developer a total of \$11,254,097 for the cost of completed infrastructure during the current fiscal year. See Note 12 for information related to the project subsequent to fiscal year-end.

In connection with the 2019, 2020, and 2020A projects (“projects”), if the amount by which the cost of the projects or portion thereof to be conveyed by the Developer to the District pursuant to the Acquisition Agreements exceeds the amount actually paid by the District for the projects or portion thereof from proceeds of the Series 2019, 2020, and 2020A Bonds, it may be determined that deferred obligations exist. Upon completion of the projects, certain funds available from the Bonds may be used to pay deferred obligations, as outlined in the Bond Indenture. At September 30, 2020, the District has not yet determined if a liability exists for deferred obligations.

As of September 30, 2020, the District had open contracts for various construction projects. The contracts totaled approximately \$5 million, of which approximately \$1.1 million was uncompleted at September 30, 2020.

NOTE 7 – LONG TERM LIABILITIES

Series 2019

In January 2019 the District issued \$11,565,000 of Special Assessment Bonds, Series 2019 consisting of multiple term bonds with due dates ranging from May 1, 2024 to May 1, 2048 and fixed interest rates ranging from 3.75% to 4.1%. The Bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping the Series 2019 project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2019 Bonds is paid serially commencing May 1, 2019 through May 1, 2048.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. See Note 12 - Subsequent Events for call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Series 2020

In April 2020 the District issued \$7,705,000 of Special Assessment Bonds, Series 2020 consisting of multiple term bonds with due dates ranging from November 1, 2025 to November 1, 2049 and fixed interest rates ranging from 3.9% to 5.2%. The Bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping the Series 2020 project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2020 Bonds is paid serially commencing November 1, 2020 through November 1, 2049.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

Series 2020A

In August 2020 the District issued \$7,675,000 of Special Assessment Bonds, Series 2020A consisting of multiple term bonds with due dates ranging from May 1, 2025 to May 1, 2050 and fixed interest rates ranging from 2.7% to 3.8%. The Bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping the Series 2020A project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Series 2020A Bonds is paid serially commencing May 1, 2021 through May 1, 2050.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2019	\$ 11,235,000	\$ -	\$ 195,000	\$ 11,040,000	\$ 200,000
Series 2020	-	7,705,000	-	7,705,000	290,000
Series 2020A	-	7,675,000	-	7,675,000	150,000
Less: OID	-	56,291	-	56,291	-
Total	\$ 11,235,000	\$ 15,323,709	\$ 195,000	\$ 26,363,709	\$ 640,000

NOTE 7 – LONG TERM LIABILITIES (Continued)

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2021	\$ 640,000	\$ 1,054,843	\$ 1,694,843
2022	495,000	1,154,565	1,649,565
2023	510,000	1,137,338	1,647,338
2024	530,000	1,119,592	1,649,592
2025	550,000	1,101,142	1,651,142
2026-2030	3,070,000	5,176,500	8,246,500
2031-2035	3,785,000	4,473,131	8,258,131
2036-2040	4,770,000	3,513,037	8,283,037
2041-2045	6,005,000	2,278,330	8,283,330
2046-2050	6,065,000	721,920	6,786,920
Total	\$ 26,420,000	\$ 21,730,398	\$ 48,150,398

NOTE 8 – DEVELOPER TRANSACTIONS

Developer Revenues

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$10,784.

The Developer owns a portion of land within the District; therefore, assessment revenues in the debt service funds include the assessments levied on those lots owned by the Developer.

Project Services Agreement

The District has contracted with PARC Land Management, LLC, an affiliate of the Developer, for construction project planning and management services. During the current fiscal year the District has incurred \$7,000 of project management expense in relation to the agreement.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major Landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 12 – SUBSEQUENT EVENTS

Acquisition of Improvements

Subsequent to fiscal year end the District acquired improvements from the Developer at a cost of \$5,534,493, of which a portion was conveyed to other entities.

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$50,000 of the Series 2019 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ -	\$ 782,618	\$ 782,618
Developer contributions	782,618	10,784	(771,834)
Interest	-	41	41
Miscellaneous income	-	125	125
Total revenues	<u>782,618</u>	<u>793,568</u>	<u>10,950</u>
EXPENDITURES			
Current:			
General government	154,393	131,242	23,151
Maintenance and operations	393,550	207,384	186,166
Amenity	234,675	7,334	227,341
Total expenditures	<u>782,618</u>	<u>345,960</u>	<u>436,658</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	447,608	<u>\$ 447,608</u>
Fund balance - beginning		<u>24,139</u>	
Fund balance - ending		<u>\$ 471,747</u>	

See notes to required supplementary information

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Cypress Bluff Community Development District
City of Jacksonville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 29, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 29, 2021



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Cypress Bluff Community Development District
City of Jacksonville, Florida

We have examined Cypress Bluff Community Development District, City of Jacksonville, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Cypress Bluff Community Development District, City of Jacksonville, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 29, 2021



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Cypress Bluff Community Development District
City of Jacksonville, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 29, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2021, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Cypress Bluff Community Development District, City of Jacksonville, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Cypress Bluff Community Development District, City of Jacksonville, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 29, 2021

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SEVENTH ORDER OF BUSINESS

Cypress Bluff
Community Development District

Approved Budget FY 2022



Cypress Bluff

Community Development District

TABLE OF CONTENTS

General Fund

Summary of Revenues and Expenses	Page 1-3
Narrative	Page 4-8

Series 2019 Debt Service Fund

Summary of Revenues and Expenses	Page 9
Amortization Schedule	Page 10-11

Series 2020 Debt Service Fund

Summary of Revenues and Expenses	Page 12
Amortization Schedule	Page 13-14

Series 2020A Debt Service Fund

Summary of Revenues and Expenses	Page 15
Amortization Schedule	Page 16-17

Cypress Bluff
Community Development District
General Fund
Approved Operating Budget

Description	Adopted Budget FY 2021	Actuals as of 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY 2022
<u>Revenues</u>					
Assessments	\$ 782,618	\$ 781,951	\$ 667	\$ 782,618	\$ 907,175
O & M Reserves	\$ 51,724	\$ -	\$ -	\$ -	\$ -
Intererst SBA	\$ -	\$ 533	\$ 200	\$ 733	\$ 1,000
Other Revenues (Event Fees)	\$ -	\$ 3,589	\$ 2,000	\$ 5,589	\$ 10,000
Total Revenues	\$ 834,342	\$ 786,072	\$ 2,867	\$ 788,939	\$ 918,175
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 5,400	\$ 3,000	\$ 8,400	\$ 12,000
FICA Expense	\$ 918	\$ 245	\$ 230	\$ 474	\$ 918
Engineering	\$ 3,000	\$ 1,905	\$ 3,095	\$ 5,000	\$ 5,000
Arbitrage	\$ 800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Dissemination Agent	\$ 4,000	\$ 3,000	\$ 999	\$ 3,999	\$ 4,000
Attorney	\$ 30,000	\$ 10,422	\$ 3,500	\$ 13,922	\$ 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	\$ 33,750	\$ 11,250	\$ 45,000	\$ 46,800
Information Technology	\$ 2,000	\$ 2,250	\$ 750	\$ 3,000	\$ 2,500
Website Maintenance	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,250
Telephone	\$ 5,000	\$ 51	\$ 150	\$ 201	\$ 500
Postage	\$ 500	\$ 924	\$ 450	\$ 1,374	\$ 1,500
Printing & Binding	\$ 6,000	\$ 1,861	\$ 750	\$ 2,611	\$ 3,000
Insurance	\$ 5,000	\$ 5,381	\$ -	\$ 5,381	\$ 5,919
Legal Advertising	\$ 5,000	\$ 2,268	\$ 1,700	\$ 3,968	\$ 4,000
Other Current Charges	\$ 5,250	\$ 10,064	\$ 135	\$ 10,199	\$ 1,000
Office Supplies	\$ 600	\$ 187	\$ 400	\$ 587	\$ 600
Dues, Licenses & Subscriptions	\$ 325	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 154,393	\$ 96,320	\$ 42,009	\$ 138,328	\$ 137,962

Cypress Bluff
Community Development District
General Fund
Approved Operating Budget

Description	Adopted Budget FY 2021	Actuals as of 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY 2022
<u>Grounds Maintenance</u>					
Pond Maintenance (Water Quality)	\$ 15,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
Landscape Maintenance	\$ 315,000	\$ 202,616	\$ 70,671	\$ 273,287	\$ 285,000
Landscape Contingency	\$ 20,000	\$ 13,132	\$ 11,450	\$ 24,582	\$ 25,000
Pump Maintenance	\$ 3,550	\$ -	\$ 1,725	\$ 1,725	\$ 3,550
Water & Sewer	\$ 20,000	\$ 29,893	\$ 18,000	\$ 47,893	\$ 48,000
Irrigation Repairs	\$ 4,000	\$ 1,608	\$ 1,390	\$ 2,998	\$ 3,000
Landscape Reserves	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 20,000
Pest Control	\$ -	\$ 960	\$ 600	\$ 1,560	\$ 1,920
Other Repairs and Maintenance	\$ 6,000	\$ 11,840	\$ -	\$ 11,840	\$ 6,000
Total Grounds Maintenance	\$ 393,550	\$ 260,049	\$ 119,836	\$ 379,885	\$ 398,470

Amenity

Insurance	\$ 12,500	\$ 23,416	\$ -	\$ 23,416	\$ 33,941
Amenity Manager	\$ -	\$ 48,183	\$ 32,122	\$ 80,304	\$ 102,262
Lifestyle Manager	\$ 40,000	\$ 11,920	\$ 4,448	\$ 16,368	\$ 13,740
Pool Maintenance	\$ 20,000	\$ 5,189	\$ 3,460	\$ 8,649	\$ 8,844
Pool Chemicals	\$ 12,000	\$ -	\$ 3,000	\$ 3,000	\$ 12,500
Facility Attendant	\$ 30,000	\$ 4,448	\$ 40,000	\$ 44,448	\$ 64,360
Janitorial Services	\$ 28,000	\$ 5,823	\$ 3,460	\$ 9,283	\$ 9,830
Refuse	\$ 4,200	\$ 1,082	\$ 330	\$ 1,412	\$ 1,500
Security and Gate Maintenance	\$ 4,500	\$ 540	\$ 1,200	\$ 1,740	\$ 4,000
Facility Maintenance	\$ 8,000	\$ 4,453	\$ 1,884	\$ 6,337	\$ 18,203
Elevator Maintenance	\$ 6,000	\$ -	\$ 2,000	\$ 2,000	\$ 3,000
Electric	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Cable and Internet	\$ 5,500	\$ 6,301	\$ 2,550	\$ 8,851	\$ 13,000
Licenses and Permits	\$ 1,475	\$ 400	\$ 500	\$ 900	\$ 1,000
Repairs & Maintenance	\$ 5,000	\$ 3,486	\$ 1,000	\$ 4,486	\$ 6,053
Special Events	\$ 3,000	\$ 10,246	\$ 3,000	\$ 13,246	\$ 20,000
Holiday Decorations	\$ 1,500	\$ -	\$ 250	\$ 250	\$ 1,500
Fitness Center R&M	\$ 5,000	\$ 9,632	\$ 368	\$ 10,000	\$ 10,000

Cypress Bluff
Community Development District
General Fund
Approved Operating Budget

Description	Adopted Budget FY 2021	Actuals as of 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY 2022
Fitness Equipment Rentals	\$ -	\$ 13,190	\$ 5,376	\$ 18,566	\$ 24,360
Reserve for Amenities	\$ 10,000	\$ -	\$ 3,000	\$ 3,000	\$ 24,650
Other Current Charges	\$ 3,000	\$ -	\$ 500	\$ 500	\$ 3,000
Total Amenity	\$ 199,675	\$ 148,308	\$ 111,448	\$ 259,756	\$ 381,743
Total Expenditures	\$ 747,618	\$ 504,677	\$ 273,292	\$ 777,969	\$ 918,175
Excess Revenues (Expenditures)	\$ 86,724	\$ 281,396	\$ (270,425)	\$ 10,970	\$ -

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	519	\$168,675	\$325.00	\$351.35
Residential	1,477	\$738,500	\$500.00	\$540.54
Total Residential	1,996	\$907,175		

(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.

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.

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.

Vendor	Description	Monthly	Annual
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
Total			\$285,000

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.

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

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.

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

Other Repairs and Maintenance

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

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.

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

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
Total			\$13,000

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
Total			\$24,360

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
Approved Budget

Description	Adopted Budget FY 2021	Actuals as of 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY 2022
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Revenues

Special Assessments	\$ 731,680	\$ 728,119	\$ 3,561	\$ 731,680	\$ 731,682
Assessments-Prepayments	\$ -	\$ 21,968	\$ -	\$ 21,968	\$ -
Interest Income	\$ 2,000	\$ 113	\$ 45	\$ 158	\$ 200
Carry Forward Surplus	\$ 279,812	\$ 312,336	\$ -	\$ 312,336	\$ 269,727

Total Revenues	\$ 1,013,492	\$ 1,062,536	\$ 3,606	\$ 1,066,143	\$ 1,001,609
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Expenditures

Series 2019

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	\$ 265,059	\$ -	\$ 265,059	\$ 261,417
Interest 8/1	\$ -	\$ -	\$ 200	\$ 200	\$ -
Special Call 8/1	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -

Total Expenditures	\$ 726,834	\$ 781,216	\$ 15,200	\$ 796,416	\$ 732,834
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Excess Revenues/(Expenditures)	\$ 286,658	\$ 281,321	\$ (11,594)	\$ 269,727	\$ 268,776
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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

Period Ending	Annual Principal	Interest Rate	Interest	Annual Debt	Bond Balance
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
11/1/39			\$ 133,875	\$ 728,775	\$ 5,250,000

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

Period Ending	Annual Principal	Interest Rate	Interest	Annual Debt	Bond Balance
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		\$ -
Total	\$ 10,810,000		\$ 9,094,040	\$ 19,641,474	

Cypress Bluff
Community Development District
Series 2020 Debt Service Fund
Approved Budget

Description	Adopted Budget FY2021	Actuals as of 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
Special Assessments	\$ 494,601	\$ 493,876	\$ 725	\$ 494,601	\$ 494,600
Interest Income	\$ 600	\$ 69	\$ 30	\$ 99	\$ 100
Carry Forward Surplus	\$ 494,601	\$ 494,580	\$ -	\$ 494,580	\$ 312,416
Total Revenues	\$ 989,802	\$ 988,526	\$ 755	\$ 989,280	\$ 807,116
Expenditures					
<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
Total Expenditures	\$ 676,845	\$ 676,845	\$ -	\$ 676,845	\$ 491,953
Other Sources/(Uses)					
Transfer Out	\$ -	\$ (19)	\$ -	\$ (19)	\$ -
Total Other	\$ -	\$ (19)	\$ -	\$ (19)	\$ -
Excess Revenues/(Expenditures)	\$ 312,957	\$ 311,662	\$ 755	\$ 312,416	\$ 315,164

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

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
Total Gross Assessments			\$535,258
Less Disc. + Collections 7.5%			(\$40,658)

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

Period		Interest		Debt	Annual Debt	Bond
Ending	Principal	Rate	Interest	Service	Service	Balance
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
5/1/43	-		73,450	73,450	-	2,825,000

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

Period		Interest		Debt	Annual Debt	Bond
Ending	Principal	Rate	Interest	Service	Service	Balance
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	-
Total	7,415,000		6,859,263		14,274,263	

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

Description	Proposed Budget FY2021	Actuals as of 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
Special Assessments	\$ 424,880	\$ 426,809	\$ -	\$ 426,809	\$ 424,769
Interest Income	\$ 61	\$ 53	\$ 15	\$ 68	\$ 100
Carry Forward Surplus	\$ 37,806	\$ 37,790	\$ -	\$ 37,790	\$ 140,680
Total Revenues	\$ 462,747	\$ 464,653	\$ 15	\$ 464,668	\$ 565,549
Expenditures					
<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
Total Expenditures	\$ 323,987	\$ 323,988	\$ -	\$ 323,988	\$ 423,279
Excess Revenues/(Expenditures)	\$ 138,760	\$ 140,665	\$ 15	\$ 140,680	\$ 142,270

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**

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Bond Balance
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

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

Period Ending	Principal	Interest Rate	Interest	Debt Service	Annual Debt Service	Bond Balance
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
5/1/46	355,000	3.80%	36,575	391,575		1,570,000
11/1/46			29,830	29,830	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	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	815,000
5/1/49	400,000	3.80%	15,485	415,485		415,000
11/1/49			7,885	7,885	423,370	415,000
5/1/50	415,000	3.80%	7,885	422,885		
11/1/50					422,885	
7,525,000			5,006,503	12,681,503	12,681,503	

A.

RESOLUTION 2021-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Cypress Bluff Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Cypress Bluff Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2019	\$ _____
DEBT SERVICE FUND – SERIES 2020	\$ _____
DEBT SERVICE FUND – SERIES 2020A	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Its:_____

B.

RESOLUTION 2021-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cypress Bluff Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the City of Jacksonville, Duval County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are

due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 27th day of July, 2021.

ATTEST:

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

EIGHTH ORDER OF BUSINESS

D.



COMMUNITY MANAGER REPORT 7/27/21
SUBMITTED BY MARCY POLLICINO

ReCHARGE UPDATE:

The urinal valves have been changed. The urinals are now flushing successfully.

June Amenity Use:

Gym door was opened 1,397 times.

Rear gym door was opened 57 times.

Main entry gate was opened 1,317 times.

Main pool gate was opened 739 times.

Side pool gate was opened 193 times.

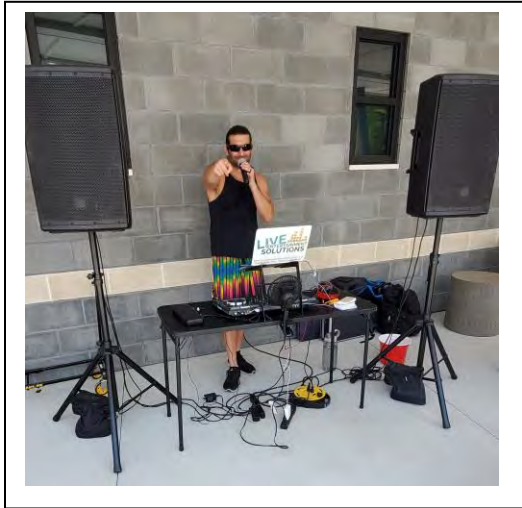
Transaction Report June 2021.

CHARGED ON	TRANSACTION AMOUNT	TRANSACTION NOTES	REFUNDED AMOUNT
6/22/2021	\$50	Rental deposit for 6/27.	\$50
6/25/2021	\$200	Rental fee for rooftop patio and pool deck 6/27.	\$0
6/3/2021	\$100	Rooftop Rental 6/5.	\$0
6/3/2021	\$100	Rooftop Rental 6/6.	\$0
6/29/2021	\$50	Pool deck rental 7/18.	\$0
6/10/2021	\$40	Key Fob for ReCHARGE access.	\$0
6/30/2021	\$80	Two key fobs.	\$0
6/30/2021	\$40	Access FOB.	\$0
6/3/2021	\$100	Rooftop Rental 6/5.	\$0
6/10/2021	\$50	Rooftop Rental Deposit 7/10.	\$0
6/10/2021	\$50	Pool deck rental deposit. 7/10.	\$0
GRAND TOTAL	\$860		\$50

EVENTS UPDATE:

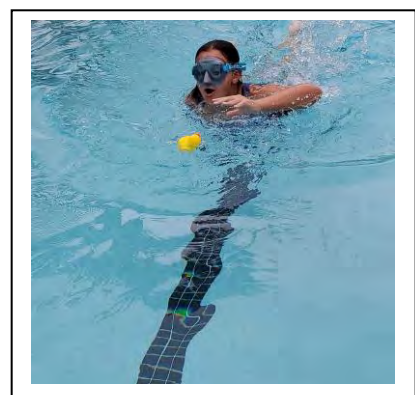
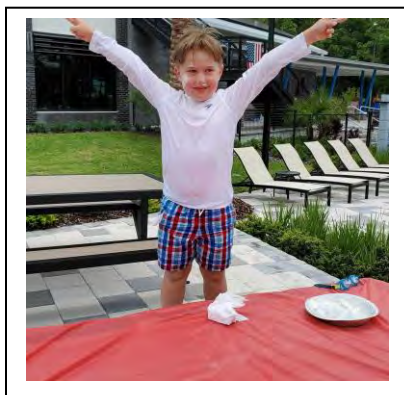
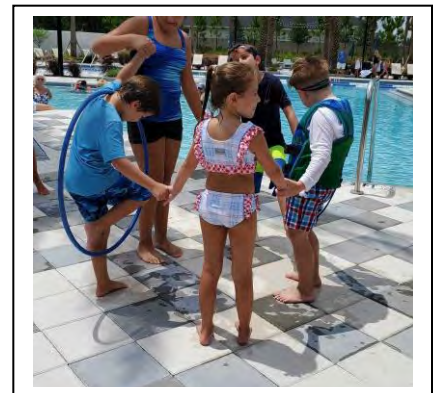
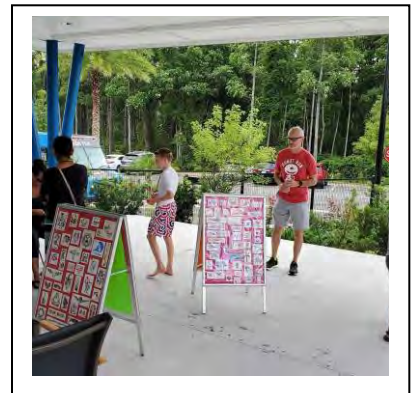
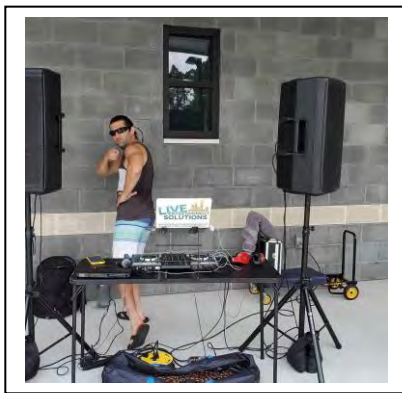
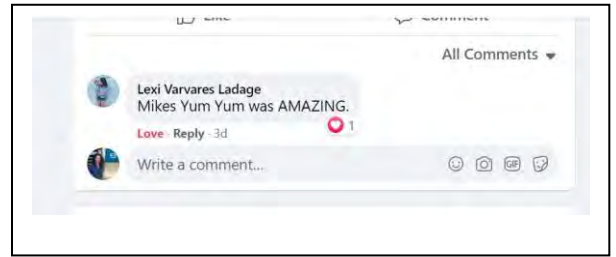
Poolside Trivia

Residents joined us for an afternoon of fun with family friendly poolside trivia! Local businesses donated prizes and there were goody bags for the kids. The Icy Spot truck was on site serving up ice cold treats. Roughly 40 residents attended.



Independence Day Celebration

75+ came through to check out the Independence Day festivities! DJ rocked the house with popular patriotic songs, kids had a blast with pool games, and everyone got an airbrush tattoo—some even got more than one! We also held a whipped cream pie eating contest for kids and adults. Plus, we gave away David Weekley beach towels while supplies lasted!



July Events On Deck: DJ Summer Nights Food Truck Friday and Island Escape

August Events: Wind Down Wednesday, Poolside Trivia, DJ Summer Nights and Trop Rockin’

ACTION ITEMS:

No action items at this time.

LANDSCAPE REPORT:

1. The dog park trim up has been completed.



Large Dog Park



Large Dog Park



Small Dog Park



Small Dog Park

2. Sod was fixed on the median between Marconi and Del Webb.

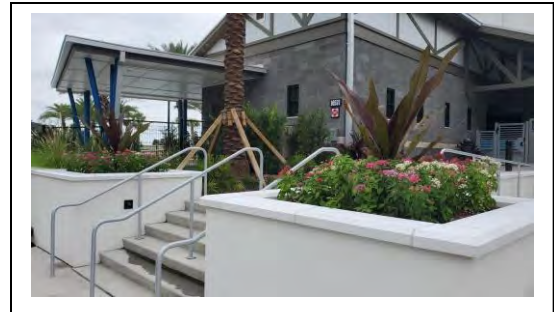


BEFORE



AFTER

3. Recharge flower boxes have been changed out.



4. Palm tree trimming has been completed. Anything missed will be treated on an as needed basis.
5. A few of the Crepe Myrtle trees between Marconi and Del Webb have shown some improvement. However, there are others that are still struggling. The trees are being treated with fertilizer and will be watched for improvement.
6. Dead patches of grass along eTown Parkway have been fertilized.
7. Weeds are in the process of being sprayed.

NINTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
June 30, 2021



TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4-5	<u>General Fund Month by Month</u>
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
June 30, 2021

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>Assets:</u>				
Cash	\$358,518	---	---	\$358,518
Due from Developer	\$27,145	---	---	\$27,145
Investments:				
<i>Series 2019</i>				
Reserve	---	\$365,840	---	\$365,840
Revenue	---	\$196,222	---	\$196,222
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	---	\$89,853	---	\$89,853
<i>Series 2020</i>				
Reserve	---	\$247,331	---	\$247,331
Revenue	---	\$189,368	---	\$189,368
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	---	\$212,473	---	\$212,473
Revenue	---	\$66,880	---	\$66,880
Acquisition & Construction	---	---	\$2,917,467	\$2,917,467
Cost of Issuance	---	---	\$9,425	\$9,425
Due from General Fund	---	\$73,785	---	\$73,785
Due from Debt Service	\$14,543	---	---	\$14,543
Due from Other	\$747	---	---	\$747
Assessment Receivable	\$0	---	---	\$0
Investment-SBA	\$650,574	---	---	\$650,574
Prepaid Expenses	\$7,633	---	---	\$7,633
Total Assets	<u>\$1,059,160</u>	<u>\$1,573,834</u>	<u>\$2,957,204</u>	<u>\$5,590,198</u>
<u>Liabilities:</u>				
Accounts Payable	\$11,038	---	---	\$11,038
Due to Debt Service SE 2019	\$89,853	---	---	\$89,853
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	\$1,151	---	---	\$1,151
Due to Other	\$7,897	---	---	\$7,897
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$1,559,291	---	\$1,559,291
Unassigned	\$753,142	---	\$2,957,204	\$3,710,346
Total Liabilities and Fund Equity	<u>\$1,059,160</u>	<u>\$1,573,834</u>	<u>\$2,957,204</u>	<u>\$5,590,198</u>

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

Description	PRORATED		ACTUAL THRU 6/30/21	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 6/30/21		

Revenues:

Assessments - Direct	\$538,956	\$538,956	\$539,456	\$500
Assessments - Tax Collector	\$244,550	\$244,550	\$242,495	(\$2,055)
Interest-SBA	\$0	\$0	\$533	\$533
Other Revenues	\$0	\$0	\$3,589	\$3,589

Total Revenues	\$783,506	\$783,506	\$786,072	\$2,567
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Expenditures

Administrative

Supervisor Fees	\$12,000	\$9,000	\$5,400	\$3,600
FICA Expense	\$918	\$689	\$245	\$444
Engineering	\$3,000	\$2,250	\$1,905	\$345
Arbitrage	\$800	\$800	\$1,200	(\$400)
Dissemination Agent	\$4,000	\$3,000	\$3,000	\$0
Attorney	\$30,000	\$22,500	\$10,422	\$12,078
Annual Audit	\$8,000	\$6,000	\$0	\$6,000
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$15,000	\$11,250	\$12,237	(\$987)
Management Fees	\$45,000	\$33,750	\$33,750	\$0
Information Technology	\$2,000	\$2,000	\$2,250	(\$250)
Telephone	\$5,000	\$3,750	\$51	\$3,699
Postage	\$500	\$500	\$924	(\$424)
Printing & Binding	\$6,000	\$4,500	\$1,861	\$2,639
Insurance	\$5,000	\$5,000	\$5,381	(\$381)
Legal Advertising	\$5,000	\$3,750	\$2,268	\$1,482
Other Current Charges	\$5,250	\$5,250	\$10,064	(\$4,814)
Office Supplies	\$600	\$450	\$187	\$263
Dues, Licenses & Subscriptions	\$325	\$244	\$175	\$69
Website design/compliance	\$1,000	\$750	\$0	\$750

Total Administrative	\$154,393	\$120,432	\$96,320	\$24,112
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Grounds Maintenance

Pond Maintenance (Water Quality)	\$15,000	\$11,250	\$0	\$11,250
Landscape Maintenance	\$315,000	\$236,250	\$202,616	\$33,634
Landscape Contingency	\$20,000	\$15,000	\$13,132	\$1,868
Pump Maintenance	\$3,550	\$2,663	\$0	\$2,663
Reclaimed Water	\$20,000	\$20,000	\$29,893	(\$9,893)
Irrigation Repairs	\$4,000	\$3,000	\$1,608	\$1,392
Landscape Reserves	\$10,000	\$7,500	\$0	\$7,500
Other Repairs and Maintenance	\$6,000	\$6,000	\$12,800	(\$6,800)

Total Grounds Maintenance	\$393,550	\$301,663	\$260,049	\$41,614
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Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending June 30, 2021

Description	ADOPTED	PRORATED	ACTUAL	VARIANCE
	BUDGET	BUDGET THRU 6/30/21	THRU 6/30/21	
<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	\$30,000	\$11,920	\$18,080
Pool Maintenance	\$20,000	\$15,000	\$5,189	\$9,811
Pool Chemicals	\$12,000	\$9,000	\$0	\$9,000
Interim Facility Staffing	\$30,000	\$22,500	\$4,448	\$18,052
Janitorial Services	\$28,000	\$21,000	\$5,823	\$15,177
Refuse	\$4,200	\$3,150	\$1,082	\$2,068
Security and Gate Maintenance	\$4,500	\$3,375	\$540	\$2,835
Facility Maintenance	\$8,000	\$6,000	\$4,453	\$1,547
Elevator Maintenance	\$6,000	\$4,500	\$0	\$4,500
Cable and Utilities	\$5,500	\$5,500	\$6,301	(\$801)
Licenses and Permits	\$1,475	\$1,106	\$400	\$706
Repairs & Maintenance	\$5,000	\$3,750	\$3,486	\$264
Special Events	\$3,000	\$3,000	\$10,246	(\$7,246)
Holiday Decorations	\$1,500	\$1,125	\$0	\$1,125
Fitness Center R&M	\$5,000	\$5,000	\$9,632	(\$4,632)
Reserve for Amenities	\$10,000	\$10,000	\$13,190	(\$3,190)
Other Current Charges	\$3,000	\$2,250	\$0	\$2,250
Total Amenity	\$234,675	\$193,756	\$148,308	\$45,448
Total Expenditures	\$782,618	\$615,851	\$504,677	\$111,174
Excess Revenues/Expenses	\$888		\$281,396	
Fund Balance - Beginning	\$0		\$471,746	
Fund Balance - Ending	\$888		\$753,142	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Operations & Maintenance Assessments	\$6,750	\$208,800	\$266,778	\$123,022	\$45,082	\$3,974	\$76,194	\$49,769	\$1,581	\$0	\$0	\$0	\$781,951
Interest-SBA	\$88	\$64	\$53	\$51	\$40	\$61	\$63	\$61	\$51	\$0	\$0	\$0	\$533
Other Revenues	\$0	\$0	\$0	\$290	\$133	\$446	\$549	\$1,604	\$566	\$0	\$0	\$0	\$3,589
Total Revenues	\$6,838	\$208,864	\$266,831	\$123,364	\$45,255	\$4,481	\$76,805	\$51,435	\$2,198	\$0	\$0	\$0	\$786,072

Expenditures:

Administrative

Supervisor Fees	\$0	\$800	\$1,000	\$0	\$1,000	\$1,000	\$0	\$1,000	\$600	\$0	\$0	\$0	\$5,400
FICA Expense	\$0	\$31	\$46	\$0	\$46	\$46	\$0	\$46	\$31	\$0	\$0	\$0	\$245
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	\$333	\$0	\$0	\$0	\$3,000
Attorney	\$3,960	\$3,497	\$1,075	\$0	\$1,060	\$637	\$193	\$0	\$0	\$0	\$0	\$0	\$10,422
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	\$3,750	\$0	\$0	\$0	\$33,750
Information Technology	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$0	\$2,250
Telephone	\$0	\$0	\$7	\$21	\$0	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$51
Postage	\$75	\$33	\$336	\$9	\$48	\$164	\$28	\$196	\$35	\$0	\$0	\$0	\$924
Printing & Binding	\$200	\$286	\$250	\$57	\$299	\$48	\$274	\$58	\$389	\$0	\$0	\$0	\$1,861
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	\$338	\$0	\$0	\$0	\$2,268
Other Current Charges	\$18	\$62	\$47	\$50	\$50	\$0	\$20	\$47	\$9,771	\$0	\$0	\$0	\$10,064
Office Supplies	\$28	\$19	\$18	\$58	\$18	\$1	\$19	\$1	\$24	\$0	\$0	\$0	\$187
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	\$11,579	\$6,432	\$15,521	\$0	\$0	\$0	\$96,320

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	\$8,280	\$2,240	\$0	\$1,744	\$0	\$520	\$348	\$0	\$0	\$0	\$0	\$0	\$13,132
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	\$5,236	\$0	\$0	\$0	\$29,893
Irrigation Repairs	\$0	\$0	\$0	\$409	\$0	\$127	\$226	\$146	\$700	\$0	\$0	\$0	\$1,608

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	\$120	\$0	\$0	\$0	\$12,800
Total Grounds Maintenance	\$40,827	\$23,338	\$28,819	\$34,728	\$31,697	\$31,836	\$31,002	\$31,746	\$6,056	\$0	\$0	\$0	\$260,049
<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	\$104	\$104	\$0	\$0	\$0	\$1,082
Security and Gate Maintenance	\$0	\$0	\$0	\$180	\$0	\$180	\$0	\$0	\$180	\$0	\$0	\$0	\$540
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	\$884	\$0	\$0	\$0	\$6,301
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	\$75	\$0	\$0	\$0	\$3,486
Special Events	\$425	\$988	\$1,897	\$670	\$838	\$845	\$1,875	\$1,308	\$1,400	\$0	\$0	\$0	\$10,246
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	\$575	\$0	\$0	\$0	\$9,632
Reserve for Amenities	\$2,438	\$0	\$0	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$0	\$0	\$0	\$13,190
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	\$16,519	\$19,311	\$18,766	\$18,093	\$5,011	\$0	\$0	\$0	\$148,308
Total Expenditures	\$64,596	\$36,185	\$54,590	\$85,748	\$61,485	\$57,867	\$61,347	\$56,271	\$26,588	\$0	\$0	\$0	\$504,677
Excess Revenues (Expenditures)	(\$57,759)	\$172,679	\$212,242	\$37,616	(\$16,229)	(\$53,386)	\$15,458	(\$4,836)	(\$24,390)	\$0	\$0	\$0	\$281,396

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
<u>Revenues</u>				
Special Assessments- Direct	\$383,150	\$383,150	\$383,925	\$775
Special Assessments- Tax Collector	\$346,205	\$346,205	\$344,194	(\$2,011)
Assessments- Prepayments	\$0	\$0	\$21,968	\$21,968
Interest Income	\$2,000	\$1,500	\$113	(\$1,387)
Total Revenues	\$731,355	\$730,855	\$750,200	\$19,345
<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		(\$31,016)	
Fund Balance - Beginning	\$274,991		\$678,176	
Fund Balance - Ending	\$279,512		\$647,160	

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	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	\$450	\$69	(\$381)
Total Revenues	\$495,201	\$495,051	\$493,946	(\$1,105)

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)	(\$182,918)
---------------------------------------	--------------------	--------------------

Fund Balance - Beginning	\$0	\$741,911
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Fund Balance - Ending	(\$181,644)	\$558,993
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Cypress Bluff
Community Development District
2020A Debt Service Fund (Del Webb)
Statement of Revenues & Expenditures
For The Period Ending June 30, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/21	ACTUAL THRU 6/30/21	VARIANCE
-------------	-------------------	------------------------------------	------------------------	----------

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	\$53	\$53
Total Revenues	\$424,880	\$424,880	\$426,862	\$1,982

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	\$102,874
---------------------------------------	------------------	------------------

Fund Balance - Beginning	\$0	\$250,263
---------------------------------	------------	------------------

Fund Balance - Ending	\$138,716	\$353,138
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Cypress Bluff
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending June 30, 2021

	Series 2019	Series 2020	Series 2020A
--	----------------	----------------	-----------------

Revenues:

Interest	\$ 85	\$ 195	\$ 519
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Total Revenues	\$ 85	\$ 195	\$ 519
-----------------------	--------------	---------------	---------------

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
--------------------	------------	-------------	------------

Excess Revenues (Expenditures)	\$ (1,826,658)	(\$3,169,062)	(\$2,369,346)
---------------------------------------	-----------------------	----------------------	----------------------

Fund Balance - Beginning	\$ 1,856,445	\$ 3,169,588	\$ 5,296,238
---------------------------------	---------------------	---------------------	---------------------

Fund Balance - Ending	\$ 29,787	\$ 525	\$ 2,926,892
------------------------------	------------------	---------------	---------------------

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:	\$364,591.25
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:	\$247,243.75
Reserve Fund Balance:	\$247,330.91
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:	\$212,472.53
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	10,099.50	63,980.23	-	39,314.51	46,482.87	149,777.61
NET ASSESSMENTS PLATTED	2,861.48	344,193.86	4,700.06	154,712.48	242,494.98	746,101.38
TOTAL DISTRICT	1,586.70	728,118.62	493,876.32	426,809.48	781,951.10	2,430,755.52

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

Cypress Bluff

Community Development District

Check Run Summary June 30, 2021

Fund	Date	Check No.	Amount
Payroll	6/25/21	50134-50136	\$ 569.40
		Subtotal	<u>\$ 569.40</u>
General Fund			
	6/7/21	377-384	\$ 17,188.88
	6/14/21	385-386	\$ 573.72
	6/23/21	387-393	\$ 1,574.48
		Subtotal	<u>\$ 19,337.08</u>
Total			\$ 19,906.48

Attendance Sheet

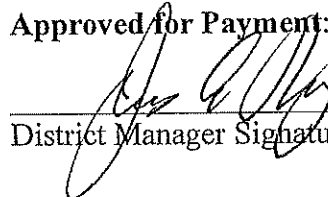
District Name: Cypress Bluff CDD

Board Meeting Date: June 22, 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	VACANT		N/A
5	Chris Price <i>Assistant Secretary</i>	Absent	YES - \$200

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

Approved for Payment:


District Manager Signature

6/22/21
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/07/21	00073	2/03/21 178	202106 320-57200-49400	THE CONCH FRITTERS 6/26	*	550.00	
				BARRY OLSAVSKY DBA			550.00 000377
6/07/21	00076	5/17/21 05172021	202105 320-57200-45500	ELEVATOR LICENSE 111245	*	75.00	
				BUREAU OF ELEVATOR SAFETY			75.00 000378
6/07/21	00005	6/01/21 48	202106 310-51300-34000	JUNE MANAGEMENT FEES	*	3,750.00	
		6/01/21 48	202106 310-51300-35200	JUNE INFORMATION TECH	*	250.00	
		6/01/21 48	202106 310-51300-31300	JUNE DISSEMINATION AGENT	*	333.33	
		6/01/21 48	202106 310-51300-51000	OFFICE SUPPLIES	*	24.14	
		6/01/21 48	202106 310-51300-42000	POSTAGE	*	35.26	
		6/01/21 48	202106 310-51300-42500	COPIES	*	388.65	
		6/01/21 48	202106 310-51300-49000	PEOPLE VINE-RES COM PLTFM	*	3,750.00	
		6/01/21 48	202106 310-51300-49000	PEOPLE VINE-RES COM PLTFM	*	750.00	
		6/01/21 48	202106 310-51300-49000	PEOPLE VINE-SOFTWARE APPL	*	750.00	
		6/01/21 48	202106 310-51300-49000	PEOPLE VINE-SOFTWARE APPL	*	750.00	
				PEOPLE VINE-SOFTWARE APPL			14,531.38 000379
6/07/21	00072	6/01/21 1	202106 320-57200-49400	LIVE MUSIC 6/2/21	*	300.00	
				KRISTINA ARANILLA			300.00 000380
6/07/21	00038	6/10/21 1030	202106 320-57200-49400	6/10/21 POOLSIDE TRIVIA	*	250.00	
		6/10/21 1030	202106 320-57200-49400	6/18/21 DJ ROSS POOLSIDE	*	300.00	
				LIVE ENTERTAINMENT SOLUTIONS			550.00 000381
6/07/21	00062	3/08/21 21847687	202103 330-57200-46500	WET JET REFILL	*	20.97	
		3/08/21 21847687	202103 330-57200-46500	CLEANER SWIFFER REFILL 24	*	21.96	

CYBL -CYPRESS BLUF' OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/08/21		21847687	202103 330-57200-46500	MOP SWIFFER SWEEPER GN	*	16.59	
3/08/21		21847687	202103 330-57200-46500	CLOTH SWIFFER REFILL	*	8.07	
3/08/21		21847687	202103 330-57200-46500	COLOROX CLEANUP SPRAY 9/32	*	9.10	
3/08/21		21847687	202103 330-57200-46500	CLEANER GLASS AEROSOL	*	5.02	
3/08/21		21847687	202103 330-57200-46500	ALL PURPOSE CLEANER 4CT	*	13.85	
3/08/21		21847687	202103 330-57200-46500	CLEANER ANTIBACTERIAL ZEP	*	18.43	
3/08/21		21847687	202103 330-57200-46500	PAPER 8.5X11 98BRT 5000CT	*	4.25	
3/08/21		21847687	202103 330-57200-46500	BATTERY 8PK 1.5V AA ALKA	*	8.39	
3/08/21		21847770	202103 330-57200-46500	LINER WASTE 38X58 55GAL	*	41.99	
4/15/21		21948490	202104 330-57200-46500	TISSUE TOILET 550SH/80CT	*	54.99	
4/15/21		21948490	202104 330-57200-46500	DUSTER, 360 REFILL UNSCTD	*	9.44	
4/15/21		21948490	202104 330-57200-46500	WET JET REFILL	*	19.99	
4/15/21		21948490	202104 330-57200-46500	CLEANER ANTIBACTERIAL	*	36.86	
4/15/21		21948490	202104 330-57200-46500	VINYL GP XL GLOVES	*	7.65	
4/15/21		21948490	202104 330-57200-46500	SPONGE MULTIPURPOSE 5 PK	*	5.65	
4/15/21		21948490	202104 330-57200-46500	CLEANER GLASS AEROSOL	*	5.02	
4/15/21		21948490	202104 330-57200-46500	CLEANER STAINLESS STEEL	*	6.93	
4/16/21		21951106	202104 330-57200-46500	MOP WET SHRINKLESS	*	27.68	
4/21/21		21961915	202104 330-57200-46500	CLEANER POLISH LIQUID 6CT	*	20.49	
4/21/21		21961915	202104 330-57200-46500	MOP MAGIC ERASER ROLR	*	19.84	
4/21/21		21961915	202104 330-57200-46500	MOP REFILL MAGIC ERASER	*	7.34	
4/21/21		21961915	202104 330-57200-46500	CLEANER STST AERSOL 10OZ	*	8.35	
4/21/21		21961915	202104 330-57200-46500	PAN W. HANGER BRCKT BK	*	38.99	

CYBL -CYPRESS BLUF' OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		4/23/21	21967569	202104	330	57200	46500			*	25.45		
			HAND SANITIZER 64OZ 6CT										
		5/25/21	22046294	202105	330	57200	46500			*	50.90		
			HAND SANITIZER 6CT 64OZ										
		5/25/21	22046294	202105	330	57200	46500			*	32.99		
			TOWELSPARKLE WHT 30CT										
		5/25/21	22046294	202105	330	57200	46500			*	8.35		
			CLEANER 100Z AEROSOL										
		5/25/21	22046294	202105	330	57200	46500			*	9.58		
			CLOROX CLEANUP DISINFECTS										
		5/25/21	22046294	202105	330	57200	46500			*	10.98		
			CLEANER FOAM GLASS 19OZ										
		5/25/21	22046294	202105	330	57200	46500			*	39.98		
			WET JET REFILL										
		5/25/21	22046294	202105	330	57200	46500			*	17.62		
			MOP SWIFFER WET PAD										
		5/25/21	22046294	202105	330	57200	46500			*	5.93		
			SPONGE MULTIPAK 6PK/5PK										
		5/25/21	22046294	202105	330	57200	46500			*	44.09		
			LINER WASTE 38X58 55 GAL										
		5/25/21	22046294	202105	330	57200	46500			*	39.99		
			SOAP LQD SAFEGRD ANTIMIC										
		5/25/21	22046294	202105	330	57200	46500			*	39.61		
			LINER 24X23 65MIL 10GAL										
		5/25/21	22046294	202105	330	57200	46500			*	16.39		
			WIPES BRAWNY LT WGT WH										
		5/25/21	22046294	202105	330	57200	46500			*	14.99		
			MULTIUSE CLEANER 169OZ BT										
		5/25/21	22046294	202105	330	57200	46500			*	7.65		
			VINYL GP GLOVES LARGE										
		5/26/21	22049572	202105	330	57200	46500			*	27.68		
			MOP WET SHRINKLESS										
		5/26/21	22049572	202105	330	57200	46500			*	66.53		
			DUSTER REFILL 360 3BX/11										
		5/26/21	22049945	202105	330	57200	46500			*	61.98		
			LINER DRAWSTRING KTCHN30										
		5/26/21	22049945	202105	330	57200	46500			*	4.99		
			DISINFECTING WIPES 75CAN										
									W.B. MASON CO., INC.			963.52	000382
6/07/21	00028	5/01/21	488383	202106	320	57200	46300			*	103.63		
			JUNE REFUSE										
									WASTE PRO			103.63	000383
6/07/21	00066	5/24/21	7371	202105	330	57200	46500			*	115.35		
			JANITORIAL SUPPLY- WIPES										
									WIPES LLC			115.35	000384
									CYBL -CYPRESS BLUF' OKUZMUK				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/14/21	00007	5/31/21 122780	202104 310-51300-31500	APR GENERAL COUNSEL	*	192.50	
				HOPPING GREEN & SAMS			192.50 000385
6/14/21	00064	6/07/21 BP640049	202106 330-57200-46500	ETOWN NAME TAGS & APPAREL	*	381.22	
				NORTH POINT PROMOTIONS, INC DBA			381.22 000386
6/23/21	00051	7/03/21 07032021	202106 300-15500-10000	TATTOO ARTIST 7/3/21	*	243.75	
				STACIE MIGLIORE DBA			243.75 000387
6/23/21	00077	7/07/21 EA-001	202106 300-15500-10000	LIVE ENTERTAINMENT 7/7/21	*	200.00	
				ERIC ALABISO			200.00 000388
6/23/21	00038	7/03/21 1032	202106 300-15500-10000	DJ ROSS POOLSIDE 7/3/21	*	350.00	
				LIVE ENTERTAINMENT SOLUTIONS			350.00 000389
6/23/21	00012	6/14/21 3042	202106 320-57200-46400	IRRIG REPAIRS PHASE 2	*	66.35	
				SUN STATE NURSERY			66.35 000390
6/23/21	00012	6/14/21 3044	202106 320-57200-46400	RPLC IRRIGATION PARTS PH2	*	274.15	
				SUN STATE NURSERY			274.15 000391
6/23/21	00012	6/14/21 3045	202106 320-57200-46400	RPLC IRRIG PARTS RCHG CTR	*	320.23	
				SUN STATE NURSERY			320.23 000392
6/23/21	00055	6/18/21 7588197	202106 320-57200-47000	JUNE PEST CONTROL	*	120.00	
				TURNER PEST CONTROL			120.00 000393
TOTAL FOR BANK A						19,337.08	
TOTAL FOR REGISTER						19,337.08	

CYBL -CYPRESS BLUF' OKUZMUK

CST Entertainment
Productions
12258 Deeder Lane
Jacksonville, FL 32258

Invoice

DATE	INVOICE #
2/3/2021	178

BILL TO

Marcy Pollicino
eTown
Cypress Bluff CCD
10571 eTown Parkway
Jacksonville, FL 32256

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
The Conch Fritters	Performance on June 26 2021 6-8pm	1	550.00	550.00
<div>1.320.572.494 73A</div> <div>RECEIVED MAR. 05 2021 By _____</div>				

Please make check payable to
CST Entertainment Productions
12258 Deeder Lane
Jacksonville, FL 32258

Total	550.00
Balance Due	550.00

License Renewal Application for Certificate of OperationBPR-ELEV01
R. 05/18Department of Business and Professional Regulation
Division of Hotels and Restaurants • Bureau of Elevator Safety • PO Box 6300, Tallahassee, FL 32314-6300
www.MyFloridaLicense.com • Telephone: 850.487.1395

111245	185231	2101	1077172	2
License Number	File Number	License Type	Application Number	Landings

Amount Due: \$75.00
Due: \$125.00If postmarked by: August 1, 2021
If postmarked after: August 1, 2021**Mailing Address**ETOWN SWIM AND FITNESS
ATTENTION: DELIVER TO BUILDING MANAGER
10571 ETOWN PARKWAY
JACKSONVILLE FL 32256Current Inspection Status
Inspection status satisfied until
December 9, 2021.7611
1.320.572.455This is the renewal application for your elevator or other conveyance Certificate of Operation. The certificate expires on August 1, 2021.
Florida law requires you to renew your license yearly.**RENEW ONLINE through DBPR's Online Services** - Make payments, access your license information and make mailing address changes using our web services at www.MyFloridaLicense.com. Complete instructions for activating your online account can be found on the back of this notice.**Inspection Requirements:** Paying the license fee is not the only requirement. Florida law requires each elevator and escalator to obtain a current satisfactory inspection by a certified elevator inspector each year. If this elevator has not passed an inspection within the last year, the Division cannot renew the license. To view the renewal requirements for your license, visit the List of Elevators with Delinquent Licenses and Outstanding Requirements at <http://www.myfloridalicense.com/DBPR/elevator-safety/licensing/>.**Service Maintenance Contract Verification:** If you wish to apply for or maintain the two-stop exemption, you are required by law to verify the existence and performance of your service maintenance contract annually. You can submit Service Contract information to the Bureau of Elevator Safety via your online account at www.MyFloridaLicense.com or by completing DBPR Form HR-5023-060 - Verification of Service Maintenance Contract, available on our website.**If You No Longer Own This Elevator:** If you no longer own, lease, or manage the elevator property, please take the time to notify the Bureau of Elevator Safety of the change. You will continue to be responsible for this elevator until our records have been changed. For licensing and other information, you may call our Customer Contact Center at 850.487.1395 between the hours of 8:00 a.m. - 5:30 p.m., ET, Monday through Friday.

To renew by mail, please return the bottom part of this application with a check or money order for the amount listed, payable to the Bureau of Elevator Safety. Purchase Orders will not be accepted. Be sure to include your license number(s) on the check or money order.

*** Detach Renewal Application Here ***

License Renewal Application for Certificate of OperationBPR-ELEV01
R. 05/18Department of Business and Professional Regulation
Division of Hotels and Restaurants • Bureau of Elevator Safety • PO Box 6300, Tallahassee, FL 32314-6300
www.MyFloridaLicense.com • Telephone: 850.487.1395

111245	185231	2101	1077172	2
License Number	File Number	License Type	Application Number	Landings

Amount Due: \$75.00
Due: \$125.00If postmarked by: August 1, 2021
If postmarked after: August 1, 2021**Elevator Location**ETOWN SWIM AND FITNESS
ETOWN SWIN AND FITNESS 1
10571 ETOWN PARKWAY
JACKSONVILLE FL 32256

Please indicate changes to your mailing address information in the boxes below.

Routing Name		
Street Address		
City	State	ZIP

Make check or money order payable to: Bureau of Elevator Safety

0007500 202000210 00078607092 00258915086

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

RECEIVED

JUN 04 2021

Bill To:

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

Invoice #: 48

Invoice Date: 6/1/21

Due Date: 6/1/21

Case:

P.O. Number:

5A

Description	Hours/Qty	Rate	Amount
Management Fees - June 2021 1.310, 513.340		3,750.00	3,750.00
Information Technology - June 2021 1.310, 513.352		250.00	250.00
Dissemination Agent Services - June 2021 1.310, 513.313		333.33	333.33
Office Supplies 1.310, 513.510		24.14	24.14
Postage 1.310, 513.420		35.26	35.26
Copies 1.310, 513.425		388.65	388.65
People Vine Inc. - Resident Communication Platform		3,750.00	3,750.00
People Vine Inc. - Resident Communication Platform		3,750.00	3,750.00
People Vine Inc. - Software Application		750.00	750.00
People Vine Inc. - Software Application		750.00	750.00
People Vine Inc. - Software Application		750.00	750.00
1.310, 513.490			
Total			\$14,531.38
Payments/Credits			\$0.00
Balance Due			\$14,531.38

INVOICE 1

Kristina Aranilla
13985 Sterely Ct N
Jacksonville, FL 32256

**Cypress Bluff Community
Development District**
475 West Town Place
Suite 114
St. Augustine, FL 32092

(904) 652-7343
Kristina.aranillamusic@gmail.com

Event:
Live Music at Recharge Amentiy Center
eTown

Location:
Recharge Amenity Center eTown
5071 eTown Parkway

Date	Description	Time	Total
6/2/21	Live Music: Kristina Aranilla	2-hour session 5:30 p.m. – 7:30 p.m.	\$300.00
Total			\$300.00

72 A
1.320.572-494
spec. events





INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: 1030

Description	Date	Time	Price
• DJ Ross for Poolside Trivia	6/10/2021	6pm - 8pm	\$ 250.00
• DJ Ross for Poolside	6/18/2021	5:30pm - 8:00pm	\$ 300.00

Final Balance Due by June 18th, 2021

\$ 550.00

38

Please make all checks out to Live Entertainment Solutions and send to the address above. Thank you!



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	218476875
Customer Number	C2943565
Invoice Date	03/08/2021
Due Date	04/07/2021
Order Date	03/05/2021
Order Number	S112202626
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 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

62A

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
PGC77810	WETJET REFILL 1.25 L	3	EA	6.99	20.97
PGC08443BX	CLEANER,SWIFFR PD REFL,WH,24/BX	2	BX	10.98	21.96
PGC09060EA	MOP,SWIFFER SWEEPER,GN	1	EA	16.59	16.59
PGC33407BX	CLOTH,SWFR REFL,32SHTS,WE	1	BX	8.07	8.07
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	2	EA	4.55	9.10
BWK341AEA	CLEANER,GLASS,AEROSOL	2	EA	2.51	5.02
CPC05253	ALL-PURPOSE CLEANER, LAVENDER SCENT, 1GAL BOTTLE, 4/CT	1	EA	13.85	13.85
ZPEZUBAC128	CLEANER,ANTIBACTERIAL,ZEP	1	EA	18.43	18.43
WBM21200	PAPER,8.5X11,98BRT,20 LB,WHITE,5000/CT	1	RM	4.25	4.25

- 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	218476875
Invoice Date	03/08/2021
Terms	Net 30
Total Due	126.63

Amount Enclosed \$ _____

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



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

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

(Page 4)

Customer Number	C2943565
Invoice Number	218476875
Invoice Date	03/08/2021

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
DURMN1500B8Z	BATTERY, ALKLN, AA, 8PK, 1.5V	1	PK	8.39	8.39

SUBTOTAL:	126.6:
TAX & BOTTLE DEPOSITS TOTAL:	0.0:
ORDER TOTAL:	126.6:
Total Due:	126.6:



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	218477707
Customer Number	C2943565
Invoice Date	03/08/2021
Due Date	04/07/2021
Order Date	03/05/2021
Order Number	S112205110
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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
WBIRNW6050	LINER,WASTE,38X58,55-60GL	1	CT	41.99	41.99

1,330.572-465

SUBTOTAL: 41.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 41.99
Total Due: 41.99

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	218477707
Invoice Date	03/08/2021
Terms	Net 30
Total Due	41.99

Amount Enclosed \$ _____

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



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	219484908
Customer Number	C2943565
Invoice Date	04/15/2021
Due Date	05/15/2021
Order Date	04/14/2021
Order Number	S113326791
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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62A

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
KCC04460	TISSUE,TOILET,2PLY,550SH/ROLL,80/CT	1	CT	54.99	54.99
PGC21620BX	DUSTER,360,REFILL,UNSCD	1	BX	9.44	9.44
PGC77810	WETJET REFILL 1.25 L	1	CT	19.99	19.99
ZPEZUBAC128	CLEANER,ANTIBACTERIAL,ZEP	2	EA	18.43	36.86
NWLVGPCPFGXL	VINYL GP POWDER FREE GLOVES - X-LARGE	1	BX	7.65	7.65
MMM526	SPONGE,MULTI-PURP,6/PK,5PK/CT,BE(93683)	1	PK	5.65	5.65
BWK341AEA	CLEANER,GLASS,AEROSOL	2	EA	2.51	5.02

- Please See Next Page for Continuation -

1,330,572.465

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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	219484908
Invoice Date	04/15/2021
Terms	Net 30
Total Due	146.53

Amount Enclosed \$ _____

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



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

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

(Page 4)

Customer Number	C2943565
Invoice Number	219484908
Invoice Date	04/15/2021

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
WMN49	CLEANER, STAINLESS STEEL	1	EA	6.93	6.93

SUBTOTAL:	146.53
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	146.53
Total Due:	146.53



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	219511067
Customer Number	C2943565
Invoice Date	04/16/2021
Due Date	05/16/2021
Order Date	04/14/2021
Order Number	S113326791
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	2	EA	13.84	27.68

1,330,572.465
62A

SUBTOTAL: 27.68
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 27.68
Total Due: 27.68

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	219511067
Invoice Date	04/16/2021
Terms	Net 30
Total Due	27.68

Amount Enclosed \$ _____

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



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	219619154
Customer Number	C2943565
Invoice Date	04/21/2021
Due Date	05/21/2021
Order Date	04/20/2021
Order Number	S113481777
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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62A

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BKF11624	CLEANER,POLISH,26OZ,LIQUID,6/CT	1	CT	20.49	20.49
BUT446840	MOP,MAGIC ERASR,ROLR	1	EA	19.84	19.84
BUT446841	MOP,REFIL,MAGIC ERSR	1	EA	7.34	7.34
SSI1EA	CLEANER,STST,10OZ AEROSOL	1	EA	8.35	8.35
RCP2018781	PAN,W/HANGER BRCKT,BK	1	EA	38.99	38.99

1,330,572.465

SUBTOTAL: 95.01
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 95.01
Total Due: 95.01

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	219619154
Invoice Date	04/21/2021
Terms	Net 30
Total Due	95.01

Amount Enclosed \$ _____

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



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	219675695
Customer Number	C2943565
Invoice Date	04/23/2021
Due Date	05/23/2021
Order Date	04/14/2021
Order Number	S113326791
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
NWLHS6406	HAND SANITIZER, 64OZ, 6/CT	1	EA	25.45	25.45

SUBTOTAL: 25.45
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 25.45
Total Due: 25.45

62A

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	219675695
Invoice Date	04/23/2021
Terms	Net 30
Total Due	25.45

Amount Enclosed \$ _____

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



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	220462941
Customer Number	C2943565
Invoice Date	05/25/2021
Due Date	06/24/2021
Order Date	05/24/2021
Order Number	S114414779
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
NWLHS6406	HAND SANITIZER, 64OZ, 6/CT	2	EA	25.45	50.90
GPC2717201	TOWEL, SPARKLE, WHT, 30/CT	1	CT	32.99	32.99
SSI1EA	CLEANER, STST, 10OZ AEROSOL	1	EA	8.35	8.35
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	2	EA	4.79	9.58
ZPEZUFGC19	CLEANER, FOAM, GLASS, 19OZ	2	EA	5.49	10.98
PGC77810	WETJET REFILL 1.25 L	2	CT	19.99	39.98
PGC81790	MOP, SWIFFER, WET PAD, WH	2	BX	8.81	17.62
MMM526	SPONGE, MULTI-PURP, 6/PK, 5PK/CT, BE(93683)	1	PK	5.93	5.93
WBIRNW6050	LINER, WASTE, 38X58, 55-60GL	1	CT	44.09	44.09
PGC02699	SOAP, LQD, SAFEGRD, ANTIMIC, 1GAL, 2/CT	1	CT	39.99	39.99
WBIRNW2410	LINER, 24X23, 65MIL, 7-10GAL, BLK, 500/CT	1	CT	39.61	39.61

- Please See Next Page for Continuation -

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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	220462941
Invoice Date	05/25/2021
Terms	Net 30
Total Due	339.05

Amount Enclosed \$ _____

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



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

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

(Page 4)

Customer Number	C2943565
Invoice Number	220462941
Invoice Date	05/25/2021

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
GPC29316	WIPES,BRAWNY,LT WGT,WH	1	BX	16.39	16.39
CPC053122	MULTI-USE CLEANER, LAVENDER SCENT, 169 OZ BOTTLE, 3 PER CT	1	EA	14.99	14.99
NWLVGPCPFGL	VINYL GP POWDER FREE GLOVES - LARGE	1	BX	7.65	7.65

SUBTOTAL:	339.05
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	339.05
Total Due:	339.05



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	220495720
Customer Number	C2943565
Invoice Date	05/26/2021
Due Date	06/25/2021
Order Date	05/24/2021
Order Number	S114414779
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	2	EA	13.84	27.68
PGC99035	DUSTER,REFILL,360,3BX/11	1	CT	66.53	66.53

SUBTOTAL: 94.21
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 94.21
Total Due: 94.21

62A

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	220495720
Invoice Date	05/26/2021
Terms	Net 30
Total Due	94.21

Amount Enclosed \$ _____

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



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	220499451
Customer Number	C2943565
Invoice Date	05/26/2021
Due Date	06/25/2021
Order Date	05/25/2021
Order Number	S114453036
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
WBI1DT200	LINER, DRAWSTRING, KTCHN30G	1	BX	61.98	61.98
CLO15949	DISINFECTING WIPES, 7 X 8, FRESH SCESCENT, 75/CANISTER, 6/CT	1	EA	4.99	4.99

SUBTOTAL: 66.97
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 66.97
Total Due: 66.97

62A
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	220499451
Invoice Date	05/26/2021
Terms	Net 30
Total Due	66.97

Amount Enclosed \$ _____

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



107 - Jacksonville
2940 Strickland Street
JACKSONVILLE, FL 32254
PH: (904) 731-7288
FX: (904) 389-1998

CYPRESS BLUFF CDD

475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

Account Details

Account Number: 092007
Invoice Number: 0000488383
Invoice Date: 05/01/2021
Balance Forward: \$205.80
Payments: \$-205.80
Adjustments: \$0.00
New Charges: \$103.63
Total Amount Due: \$103.63

Detail of Payments and Charges

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
103.63	0.00	0.00	0.00	0.00

Dates	Description	Quantity	Charges
04/26/2021	Payment - #000346	1.00	-101.75
04/26/2021	Payment - #000347	1.00	-104.05
05/01/2021	PAPER INVOICE FEE	1.00	3.00

Site 092007-0001: E-TOWN RECHARGE

10571 E-TOWN PKWY

06/01/2021 - 06/30/2021	FRONTLOAD 4 YD - MONTHLY SOLID WASTE SERVICE	1.00	65.00
	ENVIRONMENTAL RECOVERY		11.86
	FRANCHISE FEE FRONT LOAD		14.62
	FUEL RECOVERY		9.15

June Refuse
1,320,572.463

28A



Total: 103.63

Important Message

When paying over the phone there is a \$4.95 fee, or you have the option of logging into our online bill pay portal at www.wasteprousa.com/bill-pay. Credit/debit cards charge an additional 3%, we also offer pay by Log on to our website at www.wasteprousa.com. ~~checking account is no charge~~ right of the page. Choose your location and create an account. You can make payments and set up paperless billing. You can access your account anytime, anywhere.

LATE PAYMENT FEES WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED ON OR BEFORE 06/01/2021

THANK YOU FOR YOUR BUSINESS AND PROMPT PAYMENT. HAVE A GREAT DAY!

Please detach and return this portion with your payment.



107 - Jacksonville
2940 Strickland Street
JACKSONVILLE, FL 32254

Remittance Section

Account Number: 092007
Invoice Number: 0000488383
Invoice Date: 5/1/2021
Amount Due Now: \$103.63
Amount Enclosed: \$

Please put your account number on your check and make payable to
Waste Pro or to pay online go to 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

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 7371
DATE 05/24/2021
TERMS Due on receipt
DUE DATE 05/24/2021

	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	98.96
Shipping	Freight Cost	1	16.39	16.39
Sales Tax	Sales Tax calculated by AvaTax on Mon 24 May 13:37:07 UTC 2021	1	0.00	0.00

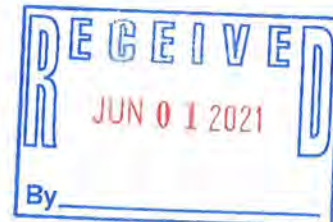
SUBTOTAL 115.35

TAX 0.00

TOTAL 115.35

BALANCE DUE **\$115.35**

*Janitorial Supplies
1-330-572-465
Leah*



Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

May 31, 2021

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

Bill Number 122780
Billed through 04/30/2021

General Counsel
CBCDD 00001 KSB

1,310.51300.31500
7A

FOR PROFESSIONAL SERVICES RENDERED

04/16/21	KSB	Review tentative agenda and confer with district manager.	0.40 hrs
04/28/21	KSB	Follow up on uniform method agreement.	0.30 hrs
Total fees for this matter			\$192.50

MATTER SUMMARY

Buchanan, Katie S.	0.70 hrs	275 /hr	\$192.50
TOTAL FEES			\$192.50
TOTAL CHARGES FOR THIS MATTER			<u>\$192.50</u>

BILLING SUMMARY

Buchanan, Katie S.	0.70 hrs	275 /hr	\$192.50
TOTAL FEES			\$192.50
TOTAL CHARGES FOR THIS BILL			<u>\$192.50</u>

Please include the bill number with your payment.



PROforma NorthPoint

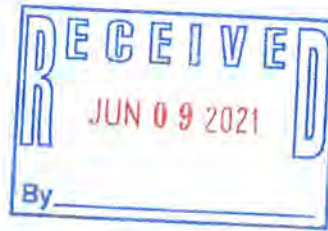
Proforma NorthPoint
Telephone: 904-330-0162
Email: julie.cafarella@proforma.com

Original Bill

Bill Number BP64004919A
Bill Date 6/7/2021
Due Date 7/6/2021
Terms Net 30
Sales Order SP64004919
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



Shipped To

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

64A

Customer Reference: eTown Name Tags & Apparel

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
L224	Port Authority Ladies Microfleece 1/2-Zip Pullover. Color: True Navy: 1 - S, 1 - M, 1 - L	3	3	0	25.9900	Each	-	\$77.97
K574	Port Authority Digi Heather Performance Polo. Color: Dress Blue Navy: 2 - 4XL	2	2	0	30.9900	Each	-	\$61.98
L574	Port Authority Ladies Digi Heather Performance Polo. Color: Dress Blue Navy: 2 - L	2	2	0	24.4900	Each	-	\$48.98
333115	Nike Dri-FIT Mesh Swoosh Flex Sandwich Cap. Color: Navy: 1 - S/M, 1 - M/L, 1 - L/XL	3	3	0	28.9900	Each	-	\$86.97
C921	Port Authority Lifestyle Brim Hat. Color: Black: 1 - L/XL	1	1	0	23.9900	Each	-	\$23.99
	Plastic Name Tags Size: 1.25" x 3"	2	2	0	19.8500	Each	-	\$39.70
	Magnetic Backing upgrade	3	3	0	1.7500	Each	-	\$5.25
Line-Item Total		Freight Amount		Tax Amount		Sub Total		Deposits
\$344.84		\$36.38		-		\$381.22		-
						Credits/Discounts		Amount Due:
						-		\$381.22 USD

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!

1.330.57200.46500

Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64004919A	6/7/2021	\$381.22 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

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

1-300-155-100

51A

RECEIVED
FEB 02 2021
Deposit Paid
Feb 2021
51A
1,300.15500.10000
repaid / Spec. Event after

ERIC ALABISO

2054 Riverside Ave Apt 2109

Jacksonville, Florida 32204

904-501-0499

INVOICE #: EA-001

Invoice date: 7-7-2021

Invoice Amount: \$200.00

For: Live Entertainment 2hrs/5:30 to 7:30pm on July 7th, 2021

Terms: Payment on receipt, NET 7

Bill To: eTown Community

11003 eTown Parkway

Jacksonville, Florida 32256

904-527-1081



Make checks payable to: Eric Alabiso

77A
1,300, 15500, 10000
Spec Event/repaid



INVOICE

11925 Alden Trace Blvd N
Jacksonville FL 32246

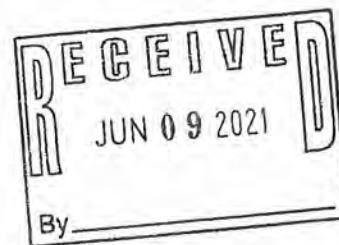
Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: 1032

Description	Date	Time	Price
DJ Ross for Poolside	7/3/2021	11am - 2pm	\$ 350.00
DJ Ross for Poolside	7/16/2021	5:30pm - 8:00pm	\$ 300.00

38-
1,300, 15500, 10000
Final Balance Due by July 16th, 2021

350.00
\$ 650.00

Please make all checks out to Live Entertainment Solutions and send to the address above. Thank you!





Maintenance Invoice

Invoice#: 3042

Date: 06/14/2021

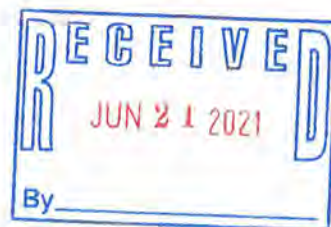
Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Phase 2

12A - 1.320.57200.46400

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs Made During Monthly Inspection				
15H RB Nozzles	5.00	2.27	11.35	N
Labor	1.00	55.00	55.00	N



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

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

Amount Due

66.35

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 3044

Date: 06/14/2021

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

For: E-Town Phase 2

12A - 1,320.57200, 464.00

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Repalcements Made While Servicing the Sprinklers				
6" Hunter Popup	1.00	15.10	15.10	N
15H RB Nozzles	5.00	2.27	11.35	N
Hunter 3000 MPR Nozzles	5.00	16.54	82.70	N
Labor	3.00	55.00	165.00	N



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

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

Amount Due

274.15

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 3045

Date: 06/14/2021

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

12A 1,320.57200.46400

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Replacements Made While Servicing the Sprinklers Betwe and 10331.				
6" Hunter Popup	1.00	15.10	15.10	N
12H RB Nozzles	5.00	2.27	11.35	N
15H RB Nozzles	14.00	2.11	29.54	N
Hunter 2000 MPR Nozzles	6.00	16.54	99.24	N
Labor	3.00	55.00	165.00	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 Horne @ accounting@sunstatenursery.com

Amount Due

320.23

THANK YOU FOR YOUR BUSINESS!!



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1489 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 7588197
DATE: 6/18/2021
ORDER: 7588197

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
6/18/2021	01:41 PM	ANTS, ROACH, WASP		01:41 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/18/2021		02:48 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	120.00
<i>June</i> <i>1.320.57247000</i> <i>55A</i>		
SUBTOTAL		\$120.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$120.00
AMOUNT DUE		\$120.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

RECEIVED
JUN 21 2021
By _____

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