

*Cypress Bluff
Community Development District*

August 24, 2021

Cypress Bluff

Community Development District

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

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

August 17, 2021

Board of Supervisors
Cypress Bluff
Community Development District

Dear Board Members:

The Cypress Bluff Community Development District Special Meeting is scheduled for **Tuesday, August 24, 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. Financing Matters Related to the Series 2021 Bonds
- IV. Approval of Minutes of the July 27, 2021 Meeting
- V. Public Hearing for the Purpose of Adopting Rules Relating to Overnight Parking and Traffic Enforcement; Consideration of Resolution 2021-14
- VI. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager
 1. Report
 2. Playground Proposal
- VIII. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Check Register
- IX. Other Business
- X. Supervisor's Requests and Audience Comments
- XI. Next Scheduled Meeting – September 28, 2021 at 1:30 p.m. at the eTown Welcome Center
- XII. Adjournment

The third order of business is financing matters. This item is on the agenda as a placeholder as there are no items to distribute for review at this time.

The fourth order of business is approval of minutes. Enclosed for your review and approval is a copy of the minutes of the July 27, 2021 Board of Supervisors meeting.

The fifth order of business is the public hearing for the purpose of adopting rules relating to overnight parking and traffic enforcement. Enclosed for your review and approval are copies of resolution 2021-14 and the proposed rules.

The sixth order of business is consideration of designating a regular meeting schedule for Fiscal Year 2022. A copy of the proposed meeting schedule is enclosed for your review and approval.

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

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

Sincerely,

James Perry

James Perry

District Manager
Cypress Bluff Community
Development District

AGENDA

Cypress Bluff Community Development District Agenda

Tuesday
August 24, 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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MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, July 27, 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
William Cellar	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel
Bradley Weeber	District Engineer (by phone)
Joe Muhl	PARC Group
David Ray	GMS
Dan Fagen	Vesta Property Services
Lo Etienne	Bryant Miller Olive (by phone)

The following is a summary of the discussions and actions taken at the July 27, 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

Mr. Holmes resigned from Seat 4.

On MOTION by Mr. Richard Ray seconded by Mr. Hewins with all in favor Mr. Holmes resignation was accepted.
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Mr. Richard Ray nominated Mr. Holmes to fill Seat 4.

On MOTION by Mr. Richard Ray seconded by Mr. Price with all in favor appointing Mr. Holmes to fill the Seat 4 vacancy was approved.

Mr. Hewins resigned from Seat 2.

On MOTION by Mr. Richard Ray seconded by Mr. Price with all in favor Mr. Hewins resignation was accepted.

Mr. Richard Ray nominated Mr. Hewins to fill the Seat 3 vacancy.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor appointing Mr. Hewins to fill the Seat 3 vacancy was approved.

Mr. Richard Ray nominated William Cellar to fill the Seat 2 vacancy.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor appointing Mr. Cellar to fill the Seat 2 vacancy was approved.

Mr. Richard Ray resigned from Seat 1.

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

Mr. Hewins resigned from Seat 3.

On MOTION by Mr. Price seconded by Mr. Holmes with all in favor Mr. Hewins' resignation was accepted.

On MOTION by Mr. Price seconded by Mr. Hewins with all in favor appointing Mr. Richard Ray to Seat 3 was approved.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor appointing Mr. Hewins to Seat 1 was approved.

A. Consideration of Appointing a New Supervisor to Fill Vacancy

Mr. Cellar was appointed to the Board per the above motion.

B. Oath of Office for Newly Appointed Supervisor

Mr. Perry administered an oath of office to Mr. Holmes, Mr. Hewins, Mr. Richard Ray, and Mr. Cellar. With Mr. Cellar being a new supervisor, Mr. Perry noted a few things of importance such as recommending keeping district communication segregated from other personal or business communication in the event a public records request were needed, and not communicating with another Board member about anything that could conceivably come before the board.

Mr. Richard Ray noted Mr. Cellar was nominated to the Board because he is a resident of Kettering and has experience in home building and development.

C. Consideration of Resolution 2021-10, Designating Officers

Mr. Perry reminded the Board of the current slate of officers, which is Mr. Richard Ray as Chair, Mr. Holmes as Vice Chair, Mr. Hewins, Mr. Price, and Ernesto Torres as Assistant Secretaries, Mr. Perry as Secretary and Assistant Treasurer and Mr. Oliver as Treasurer. He recommended designating Mr. Cellar as an Assistant Secretary.

On MOTION by Mr. Richard Ray seconded by Mr. Hewins with all in favor Resolution 2021-10, designating officers as listed above was approved.

FOURTH ORDER OF BUSINESS

**Public Hearing for the Purpose of Imposing
Special Assessments for Series 2021 Bonds**

A. Consideration of Resolution 2021-11, Equalizing and Imposing Special Assessments

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

Ms. Buchanan stated the purpose of today's public hearing is to hear public comment on the District's intent to levy special assessments that are going to be used to repay the bonds

issues by the District. In order for assessments to be valid, the land has to receive a benefit from the improvements and the special assessments must be reasonably and fairly apportioned among the lands. We anticipate with moving forward with a potential bond issuance later in the fall so today we want to clean up what turned into a small gap in our assessment mechanism. In 2019 we amended the District boundaries to add a small portion of land in the southeast so we want to extend the District's assessment collection process over those lands and that is what we're doing today. When we issued the bonds in 2020 we levied units on certain parcels of land that were owned by various builders. What we're doing today is understanding that some of those parcels ended up having more units than initially anticipated so that one parcel is going to be subject to a small amount of additional debt to capture those additional units. I will let Brad walk through the engineer's report and then Jim or David can walk through the assessment methodology.

Mr. Weeber gave an overview of the changes to the engineer's report noting there were changes to a road name from Axium to Glenmont Drive. The numbers for the total infrastructure have remained the same.

Ms. Buchanan asked in your professional opinion are the costs of the project to be financed by the project reasonable and proper?

Mr. Weeber responded yes.

Ms. Buchanan asked do you have any reason to believe the project cannot be carried out by the District with the facts you have at this time?

Mr. Weeber responded no, I do not.

Mr. Perry gave an overview of the assessment methodology report noting the report dovetails the engineer's report for the master infrastructure. The report has been updated for the units that are now anticipated within the District boundaries, so the benefit has been reallocated based upon those new unit counts.

Mr. Richard Ray asked there be a notation on the report evidencing it being updated
July 27, 2021

Ms. Buchanan asked in your professional opinion do you believe the lands subject to the assessments receive special benefits from the District's capital improvement program?

Mr. Perry responded it does.

Ms. Buchanan asked do you believe the special assessments are reasonable apportioned among the lands subject to special assessments?

Mr. Perry responded yes.

Ms. Buchanan asked is it reasonable, proper and just to assess the cost of the capital improvement program in accordance with your methodology against the lands?

Mr. Perry responded yes.

Ms. Buchanan asked do you believe the special benefits the land will receive are equal to or in excess of the maximum assessments allocated within your report?

Mr. Perry responded yes.

There were no comments from the public and no changes proposed to the reports.

Ms. Buchanan noted Resolution 2021-11 identifies the Board's authority to adopt a resolution, make findings on the steps taken to date to comply with Florida law, approves the project and approves the cost of the project and costs to be paid by special assessments, it equalizes, approves and levies the special assessments and provides for the payment and prepayment process and adopts the true-up payment process. Lastly, she noted it provides certain properties owned by government entities or determined common elements could potentially be exempt from assessments in the future.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor Resolution 2021-11, equalizing and imposing special assessments was approved.

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

FIFTH ORDER OF BUSINESS

Approval of Minutes

A. June 22, 2021 Regular Board of Supervisors Meeting

B. July 6, 2021 Special Board of Supervisors

There were no comments on the minutes.

On MOTION by Mr. Holmes seconded by Mr. Hewins with all in favor the minutes of the June 22, 2021 regular board meeting and July 6, 2021 special board meeting were approved as presented.

SIXTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2020 Audit Report**

Mr. Perry informed the Board the opinion paragraph on page one is what is referred to as a clean opinion. There is nothing noted in the report that would require any disclosure. On page 25 is the report on internal control and there were no findings of note. Page 29 provides for the compliance with the rules of the Auditor General of the State of Florida and there were no recommendations or issues to note.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor the Fiscal Year 2020 audit report was accepted.

SEVENTH ORDER OF BUSINESS**Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget**

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

Mr. Perry noted the budget has been updated for actuals through June 30th and the projections for the next three months. There are no changes of note to any of the expenditure line items. The assessment levels will remain unchanged.

A. Consideration of Resolution 2021-12, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022

Mr. Perry noted the blanks on page two will be filled in to reflect a total of \$2,566,241.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor Resolution 2021-12, relating to annual appropriations and adopting the budget for Fiscal Year 2022 was approved.

B. Consideration of Resolution 2021-13, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022

Mr. Perry noted the Board the assessment roll will be certified and attached to the resolution.

On MOTION by Mr. Richard Ray seconded by Mr. Holmes with all in favor Resolution 2021-13, imposing special assessments and certifying an assessment roll for Fiscal Year 2022 was approved.

On MOTION by Mr. Holmes seconded by Mr. Hewins with all in favor the public hearing was closed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan informed the Board she and Mr. Weeber are working to finalize the turnover of the construction contract to ensure it will be eligible for any work that will fall under the bonds.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. General Manager - Report

A copy of the report was enclosed in the agenda package.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Income Statement

B. Check Register

The check register totals \$19,906.48.

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

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

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

THIRTEENTH 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

FIFTH ORDER OF BUSINESS

RESOLUTION 2021-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES RELATING TO OVERNIGHT PARKING AND TRAFFIC ENFORCEMENT; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Policies Relating to Overnight Parking and Parking Enforcement* (“Policy”), pursuant to the provisions of Sections 190.012, *Florida Statutes*; and

WHEREAS, the District Manager scheduled the date of the public hearing for Tuesday, August 24, 2021, at 1:30 p.m., at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, and the District Manager has caused the notice of the public hearing, with the date to be published in a newspaper of general circulation in Duval County, Florida, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and

WHEREAS, the Board finds that it is in the best interests of the District to ratify the District Manager’s action in setting the public hearing and to adopt by resolution the Policy for immediate use and application.

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

SECTION 1. The District Manager’s actions in setting the public hearing are hereby ratified.

SECTION 2. The District hereby adopts the Policy, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Policy is held to be illegal or invalid, the other provisions shall remain in full force and effect.

[CONTINUED ON FOLLOWING PAGE]

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 24th day of August, 2021.

ATTEST:

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on _____, 2021 at a duly noticed public meeting, the Board of Supervisors of the Cypress Bluff Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property Overnight (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents and the public. This policy is intended to provide the District with the ability to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto. This Policy authorizes parking in any areas outside of the Tow-Away Zone depicted on **Exhibit A**.

SECTION 2. PARKING RULES.

- A.** *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D.** *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F.** *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G.** *Overnight.* Between the hours of 6:00 p.m. and 6:00 a.m. daily.

SECTION 3. TOW-AWAY ZONES. All roadways owned by the District and within the District's boundaries are hereby established as "Tow-Away Zones" during Overnight hours for all Commercial Vehicles, Vessels, Recreational Vehicles and Vehicles ("**Tow Away Zone**").

SECTION 4. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee shall place a written warning on the windshield of the Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle. Such written warning shall include the time of issuance of the warning. If the Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle remains parked in the Tow Away Zone for 24 hours following the issuance of a written warning, the District Manager or his/her designee then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with the policies set forth herein.

SECTION 5. PARKING AT YOUR OWN RISK. Commercial Vehicles, Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

Effective date: _____, 2021

SIXTH ORDER OF BUSINESS

NOTICE OF BOARD OF SUPERVISORS MEETING DATES
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
FOR FISCAL YEAR 2021-2022

The Board of Supervisors of the Cypress Bluff Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256 at 1:30 p.m. on the fourth Tuesday of each month unless otherwise indicated as follows:

October 26, 2021
November 16, 2021 (*third Tuesday)
December 21, 2021 (*third Tuesday)
January 25, 2022
February 22, 2022
March 22, 2022
April 26, 2022
May 24, 2022
June 28, 2022
July 26, 2022
August 23, 2022
September 27, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Perry
District Manager

SEVENTH ORDER OF BUSINESS

D.

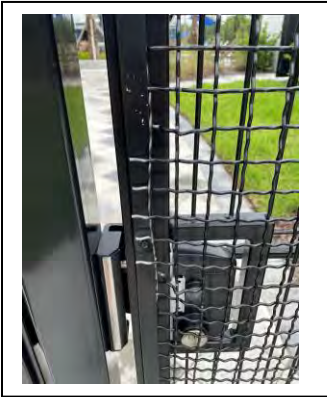
1.



COMMUNITY MANAGER REPORT 8/24/21
SUBMITTED BY MARCY POLLICINO

ReCHARGE UPDATE:

The rear pool gate has damage. We are working with Carlton Construction for a solution to prevent future break ins.



July Amenity Use:

Gym door was opened 1,315 times.
 Rear gym door was opened 67 times.
 Main entry gate was opened 1,496 times.
 Main pool gate was opened 945 times.
 Side pool gate was opened 229 times.

Transaction Report July 2021.

CHARGED ON	TRANSACTION AMOUNT	TRANSACTION NOTES	REFUNDED AMOUNT
7/1/2021	\$0	Rental deposit refund.	\$50
7/2/2021	\$50	Rooftop Rental Deposit 8/14.	\$0
7/6/2021	\$0	Rental deposit refund.	\$50
7/8/2021	\$50	Rooftop Rental Deposit 7/18.	\$0
7/9/2021	\$200	Rooftop Patio and Pool Deck rentals on 7/11	\$0
7/9/2021	\$100	Rooftop Patio Rental	\$0
7/9/2021	\$80	Two fobs.	\$0
7/12/2021	\$40	Key Fob	\$0
7/15/2021	\$0	Rental deposit refund.	\$50
7/19/2021	\$50	Rental fee paired with deposit fee.	\$0
7/22/2021	\$100	Pool deck rental fee 7/24.	\$0
7/22/2021	\$100	Rental fee for the rooftop patio 7/31.	\$0
GRAND TOTAL	\$770		\$150

EVENTS UPDATE:

DJ Summer Nights

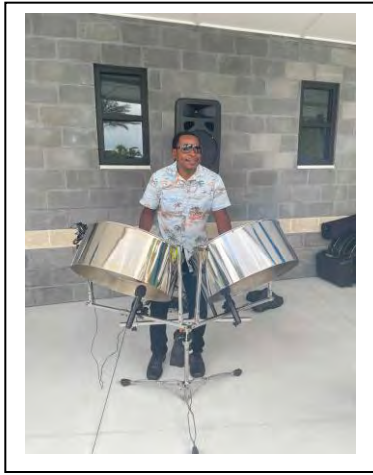
DJ Ross rocked it out poolside as we kicked off the weekend! Twisting Roots food truck was on site for dinner. Roughly 50 residents attended.



Island Escape

Steel drum soloist from the Rhythm Trail Band played poolside. A staycation vibe was created as sounds of the Caribbean floated through the air. About Time Creamery was on site for dessert. Roughly 60-70 residents participated.





Poolside Trivia

DJ Ross was back on site for poolside family fun trivia. Prizes were donated from local vendors and kids were able to choose from a prize bucket. Sal's Cucina and Mister Softee were on site for dinner/dessert. All in attendance had great fun! Roughly 40-45 residents participated.



August Events On Deck: DJ Summer Nights Food Truck Friday and Poolside Music w/ Joe Downing

September Events: Wind Down Wednesday, Labor Day Luau, Food Truck Friday, and Pizza Night

ACTION ITEMS:

Review playground revision proposal for swings. This project was worked on with Mike White, PARC Group.

If swings are not approved, review the Playground Cleanup proposal for \$717.59. This will enable the brush and palmettos to be cleaned up in the playground area.

eTOWN PARKWAY ITEM:

Street signs are missing at the Nobel traffic circle on eTown Parkway. A quote has been obtained and submitted to Mike White, PARC Group, as the street signs in question were never placed.

Three missing street signs: eTown Parkway, eTown Parkway and Prototype Parkway

LANDSCAPE REPORT:

1. Weeds are being sprayed along eTown Parkway and at Recharge. Weeds are at a maximum growth due to the rain this summer.
2. Areas of grass along eTown Parkway have been targeted and are being treated for chinch bugs.
3. 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.
4. Magnolia trees are being fertilized.
5. The Recharge pond contract has been signed with Clear Waters, Inc. for service one time per month. 12 months @ \$1,080. The first service has occurred. Grass and cattails were treated around the perimeter. The next step will be to launch a skiff into the pond to treat the cattails in the middle that cannot be reached from shore.

2.



**RECHARGE PLAYGROUND REVISION
SUBMITTED BY MARCY POLLICINO**

OPTION ONE

Toddler Swings Only

1. Install toddler t-swings between the toddler play area and current swing apparatus.
2. Playground brush cleanup is recommended. This will not impact swing install.

COST:	PLAYGROUND CLEAN UP	\$717.59
	SWING INSTALL	\$4,960.85
	GRAND TOTAL	\$5,678.44



OPTION TWO

Toddler Swings and Single Post Swings

1. This option will provide swings for children up to age 12.
2. All current playground equipment will stay. This is an additional add-on only.
3. The toddler swings will go between the toddler play area and the current swing apparatus.
4. The single post swings will go where the palmettos and trees are located (next to the fence and in front of the Recharge building).



5. The palmettos and trees circled above must be removed for this option.

COST:	PLAYGROUND CLEAN UP	\$1,921.59
	SWING INSTALL	\$7,456.91
	GRAND TOTAL	\$9,378.50



OPTION THREE

Full Swing Revival

1. This option provides swings for toddlers, children up to age 12, disabled and mommy & me.
2. The current swing apparatus must be removed for this option.
3. The swings for the disabled, mommy & me and children up to age 12 will go in the place of the current swing apparatus.
4. The toddler swings would go in place of the palmettos. The palmettos and one tree must be removed for this as shown in the circled area below.



COST:	PLAYGROUND CLEAN UP	\$1,765.33
	SWING INSTALL AND REMOVAL	\$14,242.35
	GRAND TOTAL	\$16,007.68





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

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

RE: Playground Cleanup
Date: 8/11/2021

PROPOSAL

Landscaping:

Removal of all Palmettos in the playground area.

TOTAL \$ 717.59

Talmadge Griffin
General Manager of Maintenance

Manager Signature

QUOTE



Top Line Recreation Inc.
2922 Howland Blvd, Suite 3, Deltona, FL 32725

QUOTE #	TLRQ4098-01
PROJECT NAME	Etown - Swing


Bill to:

Marcy Pollicino
Cypress Bluff CDD
11003 eTown Parkway
Jacksonville, FL 32256
USA
904-527-1081
recharge@etownjax.com

Ship to:

Marcy Pollicino
Cypress Bluff CDD
11003 eTown Parkway
Jacksonville, FL 32256
USA
904-527-1081
recharge@etownjax.com

SALESPERSON	PAYMENT TERMS	QUOTE CREATED	QUOTE EXPIRES
William Johnson	Purchase Order	Jun 24, 2021	Jul 24, 2021

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL PRICE
Cypress Bluff CDD				
ETown - Tot Swing				
1	550-9011	BCI Burke Basics 550-9011 T-Swing, 2 Seat 7 Tot Seats Structure Size: 20' 0" x 22' 6" Resilient Area: 357 SF Age Group: 2-5 User Capacity: 2 Includes: Install Kit	\$1,576.00	\$1,576.00
				
1	FREIGHT	ABF Shipping/Handling Charges to Jacksonville, FL 32256	\$965.34	\$965.34
1	BOSGRAAF	Installation of BCI Burke Basics 550-9011 Tot Swing *This does not include services for any unforeseen/unusual site conditions. Any additional work required to complete construction may result in additional charges unless quoted otherwise. *If Installer Runs into Rock or Roots During Installation Additional Charges May Occur	\$2,419.51	\$2,419.51
*This project does not need to be permitted. Was added to project that has already went through permit process and does not require additional permit to replace swings.				
*Any Required Additional Insurance Requirements Above Our Normal Required Requirements May be Added to Your Quote at an Additional Cost Upon Request				
*Heavy equipment will be required to install this project. We will cover any sidewalk that must be crossed with plywood				

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL PRICE
		<p>but cannot guarantee that sidewalks will not crack. We also cannot guarantee that grass or landscaping will not be damaged from heavy equipment driving over it. Any repairs to sidewalks or landscaping will be by others.</p> <p>*It is possible that footings may penetrate the water table in the area of the project in almost any location in Florida. The water table in Florida may also fluctuate drastically relevant to the amount of precipitation in the area of the project. If this is the case on this project, extra measures must be taken to accommodate for this such as lining the footings with Rain Guard sonotube or corrugated pipe. Or converting the pier footings to spread footings. This will be an extra charge and will be determined in the most economical manner that will still get the project completed correctly.</p>		
			SUBTOTAL	\$4,960.85
			TAX RATE	
			SALES TAX	\$0.00
			TOTAL	\$4,960.85

Please contact Will Johnson at (904) 716-7789 for any additional questions or assistance.



2922 Howland Blvd, Suite 3
Deltona, FL 32725
386-789-4508 / 888-909-0549 Fax
800-921-4509 Toll Free
info@toplinerec.com

Client _____

General Terms:

Please note that this order is non-cancelable once placed, and deposit is non-refundable. If shipment is refused when delivery is attempted, carrier will return the shipment to the manufacturer and all resulting charges will be applied to your account.

Acceptance by either a signature or a purchase order based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal including the following:

Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented with order. Specify all color selections in writing. Any discrepancies that arise due to oral color selections will be the responsibility of the customer. If customer is installing equipment, all equipment is to be installed per manufacturer's instructions and appropriate guidelines such as ASTM and CPSC.

Installation, site work, building permits, engineered drawings, etc. are not included unless noted.

Installation Terms

Standard Services Include:

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Underground Utility Check (Sunshine State One Call)
- Accept Delivery and Unload Equipment (If site is ready)
- Moving New Equipment to Job Site
- Layout of Equipment
- Installation of Equipment and Materials Per Manufacturer's Instructions
- Trash Clean Up (Dumpsters and Off-Site Trash Disposal not Standard)
 - Post-Installation Walk Through
 - Maintenance Explanation

Customer Responsibilities (Applicable if Top Line Recreation, Inc is NOT installing):

- Trash Disposal - Dumpsters or Off Site Disposal.
- Accept Delivery and Unload Equipment (If site is not ready.) \$500.00 Charge will Apply if Customer Wants Installers to Unload.
- Provide Area for Storage and Staging.
- Secure Site and Equipment.
- Provide Access as Outlined below.

Some Optional Responsibilities (Must be clearly outlined in the applicable quotation/contract):

- Removal of Existing Equipment.
- Site Preparation and Grading, Drainage Systems, etc.
- Engineered Drawings for Purchased Equipment.
- Other Permits or Engineered Drawings (i.e. zoning permits, environmental permits, site surveys, etc.)

*Any other responsibilities must be clearly outlined in the applicable quotation/contract.

Building permits

Building permits are the responsibility of the owner. If a building permit is required for your project, there will be an administrative, expeditor, and application fee included on project quote. This fee does not include the cost of the actual permit. Customer will be charged "actual permit" cost on last invoice.

NOTE - All zoning, planning, environmental, etc. permits and approvals are the responsibility of others.

Other Notes:

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage such as providing plywood over sod for access. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

If a special inspection is required, an additional fee of \$700.00 will be added to the final invoice.

Acceptance Signature _____ Date _____ P.O. # _____

Tax Exempt No. _____

QUOTE



Top Line Recreation Inc.
2922 Howland Blvd, Suite 3, Deltona, FL 32725

QUOTE #	TLRQ3946
PROJECT NAME	Swing Addition

Bill to:

Marcy Pollicino
ETown Jacksonville
11003 Etown Parkway
Jacksonville, FL 32256
(904) 527-1081

Ship to:

Marcy Pollicino
ETown Jacksonville
11003 Etown Parkway
Jacksonville, FL 32256
(904) 527-1081

SALESPERSON	PAYMENT TERMS	QUOTE CREATED	QUOTE EXPIRES
William Johnson	Purchase Order	Feb 23, 2021	Mar 24, 2021

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL PRICE
E-Town Swing Addition				
1	550-9011	BCI Burke T-Swing, 2 Seat 7' Tot Seats, Galvanized Chains	\$1,576.00	\$1,576.00
1	550-0201	BCI Burke 5" Single Post Swing	\$1,249.00	\$1,249.00
1	550-0112	BCI Burke Belt Seat, 8' Pair Standard Chain	\$194.00	\$194.00



1	660-0099	Burke Basics Install Kit - No Charge	\$0.00	\$0.00
1	FREIGHT	ABF Shipping Charges to Jacksonville, FL 32256	\$779.37	\$779.37
1	HURLEY	Installation of (1) T-Swing and (1) 5" Single Post Swing *This does not include services for any unforeseen/unusual site conditions. Any additional work required to complete construction may result in additional charges unless quoted otherwise. *If Installer Runs into Rock or Roots During Installation Additional Charges May Occur	\$3,658.54	\$3,658.54
*Permitting not Required *Engineering not Included if Needed Additional Charges Will Occur *Any Required Permitting/Site Work/Surfacing/Borders - by Others				

SUBTOTAL	\$7,456.91
TAX RATE	
SALES TAX	\$0.00
TOTAL	\$7,456.91

Please contact me if I can be of further assistance Will Johnson 904-716-7789



2922 Howland Blvd, Suite 3
Deltona, FL 32725
386-789-4508 / 888-909-0549 Fax
800-921-4509 Toll Free
info@toplinerec.com

Client:

General Terms:

Please note that this order is non-cancelable once placed, and deposit is non-refundable. If shipment is refused when delivery is attempted, carrier will return the shipment to the manufacturer and all resulting charges will be applied to your account.

Acceptance by either a signature or a purchase order based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal including the following:

Prices are valid for 30 days. After 30 days, prices are subject to change without notice. Sales tax will be charged unless a copy of a valid Sales tax exemption certificate is presented with order. Specify all color selections in writing. Any discrepancies that arise due to oral color selections will be the responsibility of the customer. If customer is installing equipment, all equipment is to be installed per manufacturer's instructions and appropriate guidelines such as ASTM and CPSC.

Installation, site work, building permits, engineered drawings, etc. are not included unless noted.

Installation Terms:

Standard Services Include:

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Underground Utility Check (Sunshine State One Call)
- Accept Delivery and Unload Equipment (If site is ready)
- Moving New Equipment to Job Site
- Layout of Equipment
- Installation of Equipment and Materials Per Manufacturer's Instructions
- Trash Clean Up (Dumpsters and Off-Site Trash Disposal not Standard)
 - Post-Installation Walk Through
 - Maintenance Explanation

Customer Responsibilities (Applicable if Top Line Recreation, Inc is NOT installing):

- Trash Disposal - Dumpsters or Off Site Disposal.
- Accept Delivery and Unload Equipment (If site is not ready.) \$500.00 Charge will Apply if Customer Wants Installers to Unload.
- Provide Area for Storage and Staging.
- Secure Site and Equipment.
- Provide Access as Outlined below.

Some Optional Responsibilities (Must be clearly outlined in the applicable quotation/contract):

- Removal of Existing Equipment.
- Site Preparation and Grading, Drainage Systems, etc.
- Engineered Drawings for Purchased Equipment.
- Other Permits or Engineered Drawings (i.e. zoning permits, environmental permits, site surveys, etc.)

*Any other responsibilities must be clearly outlined in the applicable quotation/contract.

Building permits

Building permits are the responsibility of the owner. If a building permit is required for your project, there will be an administrative, expeditor, and application fee included on project quote. This fee does not include the cost of the actual permit. Customer will be charged "actual permit" cost on last invoice.

NOTE - All zoning, planning, environmental, etc. permits and approvals are the responsibility of others.

Other Notes:

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage such as providing plywood over sod for access. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

If a special inspection is required, an additional fee of \$700.00 will be added to the final invoice.

Acceptance Signature _____ Date _____ P.O. # _____

Tax Exempt No. _____



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

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

RE: Playground Cleanup
Date: 8/11/21

PROPOSAL

Landscaping:

Removal of all Palmettos and selected Trees in the playground area.
After removal, we will install 10 yards of playground mulch.

TOTAL \$ 1,921.59

Talmadge Griffin
General Manager of Maintenance

Manager Signature

QUOTE




Top Line Recreation Inc.
2922 Howland Blvd, Suite 3, Deltona, FL 32725

QUOTE #	TLRQ4098
PROJECT NAME	Etown - Swing

Bill to:
Marcy Pollicino
Cypress Bluff CDD
11003 eTown Parkway
Jacksonville, FL 32256
USA
904-527-1081
recharge@etownjax.com

Ship to:
Marcy Pollicino
Cypress Bluff CDD
11003 eTown Parkway
Jacksonville, FL 32256
USA
904-527-1081
recharge@etownjax.com

SALESPERSON	PAYMENT TERMS	QUOTE CREATED	QUOTE EXPIRES
William Johnson	Purchase Order	May 5, 2021	Jun 4, 2021

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL PRICE
Cypress Bluff CDD				
eTown - Swing revival				
1	134-139661-1	BCI Burke Basics #134-139661-1 Structure Size: 79' 5" x 74' 7" Resilient Area: 1,201 SF Age Group: 2-12 User Capacity: 7 	\$8,269.00	\$8,269.00
1	FREIGHT	ABF Shipping/Handling Charges to Jacksonville, FL 32256	\$1,530.67	\$1,530.67
1	BOSGRAAF	Installation of BCI Burke Basics #134-139661-1 *This does not include services for any unforeseen/unusual site conditions. Any additional work required to complete construction may result in additional charges unless quoted otherwise. *If Installer Runs into Rock or Roots During Installation Additional Charges May Occur	\$2,419.51	\$2,419.51
1	BOSGRAAF	Remove existing swing. Scrape back existing EWF, Carefully jackhammer the footings loose from existing swing, disassemble & remove swing, abandon existing footings in place, push EWF back in after new swing installation and transport existing swing to nearby storage location	\$2,023.17	\$2,023.17
*This project does not need to be permitted. Was added to project that has already went through permit process and does not require additional permit to replace swings.				

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL PRICE
		<p>*Any Required Additional Insurance Requirements Above Our Normal Required Requirements May be Added to Your Quote at an Additional Cost Upon Request</p> <p>*Heavy equipment will be required to install this project. We will cover any sidewalk that must be crossed with plywood but cannot guarantee that sidewalks will not crack. We also cannot guarantee that grass or landscaping will not be damaged from heavy equipment driving over it. Any repairs to sidewalks or landscaping will be by others.</p> <p>*It is possible that footings may penetrate the water table in the area of the project in almost any location in Florida. The water table in Florida may also fluctuate drastically relevant to the amount of precipitation in the area of the project. If this is the case on this project, extra measures must be taken to accommodate for this such as lining the footings with Rain Guard sonotube or corrugated pipe. Or converting the pier footings to spread footings. This will be an extra charge and will be determined in the most economical manner that will still get the project completed correctly.</p> <p>*In the State of Florida, it is possible that a variety of unforeseen conditions may occur in the construction process, such as hitting the water table, utility lines, rock and or buried debris, etc. In the event, that this should occur an extra charge will be determined in the most economical manner. Customer is responsible for examination of job site and has located and allowed for all conditions such as water, utilities, rock or debris. Customer is also responsible for providing site plans, engineer plans and all owner/contact information, prior to installation. Contractor must have equipment access throughout the duration of the project and contractor is not responsible for any damage caused to sidewalks, landscaping, irrigation, curbs, fencing, etc.</p>		
		SUBTOTAL		\$14,242.35
		TAX RATE		
		SALES TAX		\$0.00
		TOTAL		\$14,242.35

Please contact Will Johnson at (904) 716-7789 for any additional questions or assistance.



2922 Howland Blvd, Suite 3
Deltona, FL 32725
386-789-4508 / 888-909-0549 Fax
800-921-4509 Toll Free
info@toplinerec.com

Client: _____

General Terms:

Please note that this order is non-cancelable once placed, and deposit is non-refundable. If shipment is refused when delivery is attempted, carrier will return the shipment to the manufacturer and all resulting charges will be applied to your account.

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Installation, site work, building permits, engineered drawings, etc. are not included unless noted.

Installation Terms:

Standard Services Include:

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Underground Utility Check (Sunshine State One Call)
- Accept Delivery and Unload Equipment (If site is ready)
- Moving New Equipment to Job Site
- Layout of Equipment
- Installation of Equipment and Materials Per Manufacturer's Instructions
- Trash Clean Up (Dumpsters and Off-Site Trash Disposal not Standard)
 - Post-Installation Walk Through
 - Maintenance Explanation

Customer Responsibilities (Applicable if Top Line Recreation, Inc is NOT installing):

- Trash Disposal - Dumpsters or Off Site Disposal.
- Accept Delivery and Unload Equipment (If site is not ready:) \$500.00 Charge will Apply if Customer Wants Installers to Unload.
- Provide Area for Storage and Staging.
- Secure Site and Equipment.
- Provide Access as Outlined below.

Some Optional Responsibilities (Must be clearly outlined in the applicable quotation/contract):

- Removal of Existing Equipment.
- Site Preparation and Grading, Drainage Systems, etc.
- Engineered Drawings for Purchased Equipment.
- Other Permits or Engineered Drawings (i.e. zoning permits, environmental permits, site surveys, etc.)

*Any other responsibilities must be clearly outlined in the applicable quotation/contract.

Building permits

Building permits are the responsibility of the owner. If a building permit is required for your project, there will be an administrative, expeditor, and application fee included on project quote. This fee does not include the cost of the actual permit. Customer will be charged "actual permit" cost on last invoice.

NOTE - All zoning, planning, environmental, etc. permits and approvals are the responsibility of others.

Other Notes:

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage such as providing plywood over sod for access. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rock, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer contracts for something contrary to the guidelines, they are accepting all responsibility for any liability and future litigation that may arise.

If a special inspection is required, an additional fee of \$700.00 will be added to the final invoice.

Acceptance Signature _____ Date _____ P.O. # _____

Tax Exempt No. _____



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

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

RE: Underbrush cleaning
Date: 6/4/2021

PROPOSAL

Landscaping:

Flush cut all palmettos and scrub brush at ground level or just below in area behind the bench (Westside) to make space for new swings. Install playground approved mulch too.

TOTAL \$ 1,765.33

Talmadge Griffin
General Manager of Maintenance

Manager Signature

EIGHTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
July 31, 2021



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Cypress Bluff
Community Development District
Combined Balance Sheet
July 31, 2021

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>Assets:</u>				
Cash	\$256,621	---	---	\$256,621
Due from Developer	\$27,145	---	---	\$27,145
Investments:				
<i>Series 2019</i>				
Reserve	---	\$365,840	---	\$365,840
Revenue	---	\$286,088	---	\$286,088
Prepayment	---	\$20,879	---	\$20,879
Acquisition & Construction- Parcel E3A	---	---	\$4	\$4
Acquisition & Construction- Parcel E7A	---	---	\$1	\$1
Acquisition & Construction- Sold Parcels	---	---	\$25,781	\$25,781
Acquisition & Construction	---	---	\$4,002	\$4,002
Due from General Fund	---	\$808	---	\$808
<i>Series 2020</i>				
Reserve	---	\$247,300	---	\$247,300
Revenue	---	\$311,702	---	\$311,702
Acquisition & Construction- Parcel E7C	---	---	\$331	\$331
Acquisition & Construction- Sold Parcels	---	---	\$195	\$195
Due from General Fund	---	\$808	---	\$808
<i>Series 2020A</i>				
Reserve	---	\$212,477	---	\$212,477
Revenue	---	\$140,667	---	\$140,667
Acquisition & Construction	---	---	\$2,917,532	\$2,917,532
Cost of Issuance	---	---	\$9,425	\$9,425
Due from Debt Service	\$14,543	---	---	\$14,543
Due from Other	\$747	---	---	\$747
Assessment Receivable	\$1,330	---	---	\$1,330
Investment-SBA	\$400,664	---	---	\$400,664
Prepaid Expenses	\$5,980	---	---	\$5,980
Total Assets	<u>\$707,031</u>	<u>\$1,586,570</u>	<u>\$2,957,269</u>	<u>\$5,250,870</u>
<u>Liabilities:</u>				
Accounts Payable	\$12,277	---	---	\$12,277
Accrued Expenses	\$12,355	---	---	\$12,355
Due to Debt Service SE 2019	\$808	---	---	\$808
Due to Debt Service SE 2020	\$808	---	---	\$808
Due to General Fund	---	\$14,543	---	\$14,543
Due to GMS/Assmt Billing Fee	\$48	---	---	\$48
Due to Other	\$7,897	---	---	\$7,897
FICA Payable	\$153	---	---	\$153
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$1,572,026	---	\$1,572,026
Unassigned	\$672,684	---	\$2,957,269	\$3,629,954
Total Liabilities and Fund Equity	<u>\$707,031</u>	<u>\$1,586,570</u>	<u>\$2,957,269</u>	<u>\$5,250,870</u>

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

Description	PRORATED		ACTUAL THRU 7/31/21	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 7/31/21		

Revenues:

Assessments - Direct	\$538,956	\$538,956	\$538,956	(\$0)
Assessments - Tax Collector	\$244,550	\$244,550	\$244,038	(\$512)
Interest-SBA	\$0	\$0	\$623	\$623
Other Revenues	\$0	\$0	\$4,443	\$4,443

Total Revenues	\$783,506	\$783,506	\$788,060	\$4,554
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Expenditures

Administrative

Supervisor Fees	\$12,000	\$10,000	\$7,000	\$3,000
FICA Expense	\$918	\$765	\$367	\$398
Engineering	\$3,000	\$2,500	\$2,139	\$361
Arbitrage	\$800	\$800	\$1,200	(\$400)
Dissemination Agent	\$4,000	\$3,333	\$3,333	\$0
Attorney	\$30,000	\$25,000	\$11,664	\$13,336
Annual Audit	\$8,000	\$8,000	\$5,900	\$2,100
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$15,000	\$12,500	\$12,237	\$263
Management Fees	\$45,000	\$37,500	\$37,500	\$0
Information Technology	\$2,000	\$2,000	\$2,500	(\$500)
Telephone	\$5,000	\$4,167	\$87	\$4,080
Postage	\$500	\$500	\$940	(\$440)
Printing & Binding	\$6,000	\$5,000	\$2,346	\$2,654
Insurance	\$5,000	\$5,000	\$5,381	(\$381)
Legal Advertising	\$5,000	\$4,167	\$4,205	(\$38)
Other Current Charges	\$5,250	\$5,250	\$11,588	(\$6,338)
Office Supplies	\$600	\$500	\$223	\$277
Dues, Licenses & Subscriptions	\$325	\$271	\$175	\$96
Website design/compliance	\$1,000	\$833	\$0	\$833

Total Administrative	\$154,393	\$133,086	\$113,786	\$19,300
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Grounds Maintenance

Pond Maintenance (Water Quality)	\$15,000	\$12,500	\$0	\$12,500
Landscape Maintenance	\$315,000	\$262,500	\$227,013	\$35,487
Landscape Contingency	\$20,000	\$16,667	\$14,228	\$2,439
Pump Maintenance	\$3,550	\$2,958	\$0	\$2,958
Electric	\$0	\$0	\$13,588	(\$13,588)
Water/Sewer/Irrigation	\$20,000	\$20,000	\$22,723	(\$2,723)
Irrigation Repairs	\$4,000	\$3,333	\$1,985	\$1,349
Landscape Reserves	\$10,000	\$8,333	\$0	\$8,333
Other Repairs and Maintenance	\$6,000	\$6,000	\$11,840	(\$5,840)
Pest Control	\$0	\$0	\$1,200	(\$1,200)

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
Total Grounds Maintenance	\$393,550	\$332,292	\$292,576	\$39,716
<u>Amenity</u>				
Insurance	\$12,500	\$12,500	\$23,416	(\$10,916)
Field Service Operations	\$35,000	\$35,000	\$64,243	(\$29,243)
Lifestyle Operations	\$40,000	\$33,333	\$14,144	\$19,189
Pool Maintenance	\$20,000	\$16,667	\$6,918	\$9,748
Pool Chemicals	\$12,000	\$10,000	\$0	\$10,000
Interim Facility Staffing	\$30,000	\$25,000	\$5,930	\$19,070
Janitorial Services	\$28,000	\$23,333	\$7,552	\$15,781
Refuse	\$4,200	\$3,500	\$1,186	\$2,314
Security and Gate Maintenance	\$4,500	\$3,750	\$540	\$3,210
Facility Maintenance	\$8,000	\$6,667	\$5,936	\$731
Elevator Maintenance	\$6,000	\$5,000	\$0	\$5,000
Cable and Utilities	\$5,500	\$5,500	\$7,185	(\$1,685)
Licenses and Permits	\$1,475	\$1,229	\$400	\$829
Repairs & Maintenance	\$5,000	\$5,000	\$6,236	(\$1,236)
Special Events	\$3,000	\$3,000	\$11,846	(\$8,846)
Holiday Decorations	\$1,500	\$1,250	\$0	\$1,250
Fitness Center R&M	\$5,000	\$5,000	\$10,243	(\$5,243)
Reserve for Amenities	\$10,000	\$10,000	\$14,982	(\$4,982)
Other Current Charges	\$3,000	\$2,500	\$0	\$2,500
Total Amenity	\$234,675	\$208,229	\$180,759	\$27,470
Total Expenditures	\$782,618	\$673,607	\$587,121	\$86,485
Excess Revenues/Expenses	\$888		\$200,938	
Fund Balance - Beginning	\$0		\$471,746	
Fund Balance - Ending	\$888		\$672,684	

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	\$1,043	\$0	\$0	\$782,994
Interest-SBA	\$88	\$64	\$53	\$51	\$40	\$61	\$63	\$61	\$51	\$90	\$0	\$0	\$623
Other Revenues	\$0	\$0	\$0	\$290	\$133	\$446	\$549	\$1,604	\$566	\$854	\$0	\$0	\$4,443
Total Revenues	\$6,838	\$208,864	\$266,831	\$123,364	\$45,255	\$4,481	\$76,805	\$51,435	\$2,198	\$1,987	\$0	\$0	\$788,060
Expenditures:													
Administrative													
Supervisor Fees	\$0	\$800	\$1,000	\$0	\$1,000	\$1,000	\$0	\$1,000	\$600	\$1,600	\$0	\$0	\$7,000
FICA Expense	\$0	\$31	\$46	\$0	\$46	\$46	\$0	\$46	\$31	\$122	\$0	\$0	\$367
Engineering	\$275	\$469	\$0	\$708	\$138	\$316	\$0	\$0	\$235	\$0	\$0	\$0	\$2,139
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	\$333	\$0	\$0	\$3,333
Attorney	\$3,960	\$3,497	\$1,075	\$0	\$1,060	\$637	\$193	\$1,243	\$0	\$0	\$0	\$0	\$11,664
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,900	\$0	\$0	\$5,900
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	\$3,750	\$0	\$0	\$37,500
Information Technology	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$0	\$0	\$2,500
Telephone	\$0	\$0	\$7	\$21	\$0	\$23	\$0	\$0	\$0	\$36	\$0	\$0	\$87
Postage	\$75	\$33	\$336	\$9	\$48	\$164	\$28	\$196	\$35	\$16	\$0	\$0	\$940
Printing & Binding	\$200	\$286	\$250	\$57	\$299	\$48	\$274	\$58	\$389	\$485	\$0	\$0	\$2,346
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	\$1,937	\$0	\$0	\$4,205
Other Current Charges	\$18	\$62	\$47	\$50	\$50	\$0	\$20	\$47	\$9,771	\$1,524	\$0	\$0	\$11,588
Office Supplies	\$28	\$19	\$18	\$58	\$18	\$1	\$19	\$1	\$24	\$36	\$0	\$0	\$223
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	\$7,675	\$15,755	\$15,989	\$0	\$0	\$113,786
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	\$24,397	\$0	\$0	\$0	\$227,013
Landscape Contingency	\$8,280	\$2,240	\$0	\$1,744	\$0	\$520	\$348	\$0	\$0	\$1,096	\$0	\$0	\$14,228
Pump Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$267	\$1,473	\$1,736	\$2,060	\$1,523	\$1,414	\$1,416	\$1,686	\$2,014	\$0	\$0	\$13,588
Water/Sewer/Irrigation	\$470	\$595	\$3,789	\$2,882	\$1,800	\$1,829	\$1,057	\$2,347	\$3,550	\$4,404	\$0	\$0	\$22,723
Irrigation Repairs	\$0	\$0	\$0	\$409	\$0	\$127	\$226	\$146	\$1,077	\$0	\$0	\$0	\$1,985

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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,840
Pest Control				\$240	\$120	\$120	\$240	\$120	\$120	\$240	\$0	\$0	\$1,200
Total Grounds Maintenance	\$40,827	\$23,338	\$28,819	\$34,728	\$31,697	\$31,836	\$31,002	\$31,746	\$30,830	\$7,753	\$0	\$0	\$292,576
<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	\$8,030	\$8,030	\$0	\$0	\$64,243
Lifestyle Operations	\$878	\$1,502	\$2,732	\$1,877	\$1,596	\$1,112	\$1,112	\$1,112	\$1,112	\$1,112	\$0	\$0	\$14,144
Pool Maintenance	\$0	\$0	\$865	\$865	\$865	\$865	\$865	\$865	\$865	\$865	\$0	\$0	\$6,918
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	\$741	\$741	\$0	\$0	\$5,930
Janitorial Services	\$0	\$190	\$1,239	\$935	\$865	\$865	\$865	\$865	\$865	\$865	\$0	\$0	\$7,552
Refuse	\$0	\$0	\$380	\$190	\$100	\$101	\$102	\$104	\$104	\$104	\$0	\$0	\$1,186
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	\$741	\$741	\$0	\$0	\$5,936
Elevator Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable/Internet	\$0	\$463	\$356	\$1,505	\$573	\$752	\$884	\$884	\$884	\$884	\$0	\$0	\$7,185
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	\$2,750	\$0	\$0	\$6,236
Special Events	\$425	\$988	\$1,897	\$670	\$838	\$845	\$1,875	\$1,308	\$1,400	\$1,600	\$0	\$0	\$11,846
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	\$1,651	\$1,249	\$581	\$551	\$0	\$0	\$10,243
Reserve for Amenities	\$2,438	\$0	\$0	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$0	\$0	\$14,982
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	\$18,821	\$18,093	\$17,371	\$20,036	\$0	\$0	\$180,759
Total Expenditures	\$64,596	\$36,185	\$54,590	\$85,748	\$61,485	\$57,867	\$61,402	\$57,513	\$63,956	\$43,779	\$0	\$0	\$587,121
Excess Revenues (Expenditures)	(\$57,759)	\$172,679	\$212,242	\$37,616	(\$16,229)	(\$53,386)	\$15,404	(\$6,078)	(\$61,758)	(\$41,792)	\$0	\$0	\$200,938

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
<u>Revenues</u>				
Special Assessments- Direct	\$383,150	\$383,150	\$383,150	(\$0)
Special Assessments- Tax Collector	\$346,205	\$346,205	\$345,777	(\$428)
Assessments- Prepayments	\$0	\$0	\$33,059	\$33,059
Interest Income	\$2,000	\$1,667	\$126	(\$1,541)
Total Revenues	\$731,355	\$731,022	\$762,112	\$31,090
<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		(\$19,104)	
Fund Balance - Beginning	\$274,991		\$678,176	
Fund Balance - Ending	\$279,512		\$659,072	

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
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Revenues

Special Assessments- Direct	\$489,176	\$489,176	\$489,176	\$0
Special Assessments- Tax Collector	\$5,425	\$5,425	\$5,509	\$84
Interest Income	\$600	\$500	\$79	(\$421)
Total Revenues	\$495,201	\$495,101	\$494,764	(\$337)

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)	(\$182,100)
---------------------------------------	--------------------	--------------------

Fund Balance - Beginning	\$0	\$741,911
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Fund Balance - Ending	(\$181,644)	\$559,811
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Cypress Bluff
Community Development District
2020A Debt Service Fund (Del Webb)
Statement of Revenues & Expenditures
For The Period Ending June 31, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/21	ACTUAL THRU 7/31/21	VARIANCE
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Revenues

Special Assessments- Direct	\$272,097	\$272,097	\$272,097	\$0
Special Assessments- Tax Collector	\$152,783	\$152,783	\$154,712	\$1,929
Interest Income	\$0	\$0	\$59	\$59
Total Revenues	\$424,880	\$424,880	\$426,868	\$1,988

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	\$102,880
---------------------------------------	------------------	------------------

Fund Balance - Beginning	\$0	\$250,263
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Fund Balance - Ending	\$138,716	\$353,144
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Cypress Bluff
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending June 31, 2021

	Series 2019	Series 2020	Series 2020A
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Revenues:

Interest	\$ 86	\$ 195	\$ 584
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Total Revenues	\$ 86	\$ 195	\$ 584
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Expenditures

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

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

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

Total Other	\$0	\$19	\$0
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Excess Revenues (Expenditures)	\$ (1,826,657)	(\$3,169,062)	(\$2,369,281)
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Fund Balance - Beginning	\$ 1,856,445	\$ 3,169,588	\$ 5,296,238
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Fund Balance - Ending	\$ 29,787	\$ 525	\$ 2,926,957
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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:	\$247,300.43
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:	\$212,477.20
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.	-	110,793.89	166,617.64		179,000.00	456,411.53
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	-	383,149.98	489,176.26	272,097.00	538,956.12	1,683,379.36
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	6,165.16	65,563.29	808.48	39,314.51	48,025.68	153,711.96
NET ASSESSMENTS PLATTED	(1,072.86)	345,776.92	5,508.54	154,712.48	244,037.79	750,035.72
TOTAL DISTRICT	(1,072.86)	728,926.90	494,684.80	426,809.48	782,993.91	2,433,415.08

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

Cypress Bluff

Community Development District

Check Run Summary July 31, 2021

Fund	Date	Check No.	Amount
Payroll	7/13/21	50137-50139	\$ 554.10
		Subtotal	<u>\$ 554.10</u>
General Fund			
	7/2/21	394-397	\$ 818.13
	7/13/21	398-405	\$ 34,014.44
	7/19/21	406-408	\$ 285,932.85
	7/23/21	409-417	\$ 22,637.33
		Subtotal	<u>\$ 343,402.75</u>
Total			<u>\$ 343,956.85</u>

Attendance Sheet

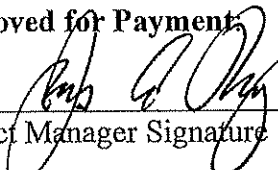
District Name: Cypress Bluff CDD

Board Meeting Date: July 6, 2021 Special 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>	No	YES - \$200

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

Approved for Payment


District Manager Signature

7/6/21
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 8/13/21		PAGE 1		
*** CHECK DATES 07/01/2021 - 07/31/2021 ***		CYPRESS BLUFF-GENERAL FUND									
		BANK A CYPRESS BLUFF CDD									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	.....CHECK..... AMOUNT #		
7/02/21	00042	6/24/21 39159	202106 320-57200-46700			*	180.00				
		QTRLY MONITORING FIRE ALM		DYNAMIC SECURITY PROFESSIONALS, INC.				180.00 000394			
7/02/21	00002	6/25/21 21-04265	202106 310-51300-48000			*	99.88				
		NOTICE OF MEETING 6/25/21		JACKSONVILLE DAILY RECORD				99.88 000395			
7/02/21	00002	6/29/21 21-04325	202106 310-51300-48000			*	238.25				
		NOTICE OF MEETING 6/29, 7/6		JACKSONVILLE DAILY RECORD				238.25 000396			
7/02/21	00038	7/16/21 07162021	202107 320-57200-49400			*	300.00				
		DJ ROSS FOR POOLSIDE 7/16		LIVE ENTERTAINMENT SOLUTIONS				300.00 000397			
7/13/21	00078	7/02/21 13726	202107 320-57200-46000			*	2,750.00				
		RPLC FLUSH VALVE-AMENITY		GARY RODGERS PLUMBING CO, INC				2,750.00 000398			
7/13/21	00005	7/01/21 49	202107 310-51300-34000			*	3,750.00				
		JULY MANAGEMENT FEES				*	250.00				
		JULY INFORMATION TECH				*	333.33				
		JULY DISSEMIN AGENT SRVS				*	35.87				
		OFFICE SUPPLIES				*	15.93				
		POSTAGE				*	484.95				
		COPIES				*	36.28				
		TELEPHONE				*	1,500.00				
		SOFTWARE APPLICATION		GOVERNMENTAL MANAGEMENT SERVICES				6,406.36 000399			
7/13/21	00002	7/06/21 21-04558	202107 310-51300-48000			*	1,743.50				
		NOTICE OF MEETING 7/27		JACKSONVILLE DAILY RECORD				1,743.50 000400			
7/13/21	00012	8/31/20 4563	202010 320-57200-46110			*	8,280.00				
		ETWN INTRCHG EAST LDSCPE		SUN STATE NURSERY				8,280.00 000401			
CYBL -CYPRESS BLUF' OKUZMUK											

CYBL -CYPRESS BLUF' OKUZMUK

*** CHECK DATES 07/01/2021 - 07/31/2021 ***

CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/13/21	00012	11/19/20 4810 ETO 202011 320-57200-46110		FLORATAM AT SIGN	*	2,240.00	
				SUN STATE NURSERY			2,240.00 000402
7/13/21	00055	7/03/21 7691664 202107 320-57200-47000		JULY PEST CONTROL	*	120.00	
				TURNER PEST CONTROL			120.00 000403
7/13/21	00055	7/03/21 7691665 202107 320-57200-47000		JULY FIRE ANT CONTROL	*	120.00	
				TURNER PEST CONTROL			120.00 000404
7/13/21	00037	7/01/21 386419 202107 320-57200-45000		JULY AMENITY MANAGER	*	8,030.42	
		7/01/21 386419 202107 320-57200-45100		JULY FACILITY ATTENDANT	*	741.27	
		7/01/21 386419 202107 320-57200-46800		JULY POOL MAINTENANCE	*	864.81	
		7/01/21 386419 202107 320-57200-46200		JULY JANITORIAL	*	864.81	
		7/01/21 386419 202107 320-57200-34000		JULY LIFESTYLE	*	1,112.00	
		7/01/21 386419 202107 320-57200-46600		JULY MAINTENANCE	*	741.27	
				VESTA PROPERTY SERVICES, INC.			12,354.58 000405
7/19/21	00013	7/15/21 07152021 202107 300-20700-10020		FY21 ASSESSMENTS SE 2020A	*	73,785.32	
				THE BANK OF NEW YORK MELLON			73,785.32 000406
7/19/21	00013	7/15/21 07152021 202107 300-20700-10000		FY21 ASSESSMENTS SE 2019	*	89,853.47	
				THE BANK OF NEW YORK MELLON			89,853.47 000407
7/19/21	00013	7/15/21 07152021 202107 300-20700-10010		FY21 ASSESSMNETS SE 2020	*	122,294.06	
				THE BANK OF NEW YORK MELLON			122,294.06 000408
7/23/21	00005	7/15/21 07152021 202106 300-20700-10100		06/2021 ASSMT COLLECTN FEE	*	144.69	
				GOVERNMENTAL MANAGEMENT SERVICES			144.69 000409
7/23/21	00005	7/15/21 07152021 202104 300-20700-10100		04/2021 ASSMT COLLECTN FEE	*	447.56	
				GOVERNMENTAL MANAGEMENT SERVICES			447.56 000410

CYBL -CYPRESS BLUF' OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/23/21	00005	7/15/21 07152021	202105 300-20700-10100		*	558.47	
		05/2021 ASSMT COLLCN FEE		GOVERNMENTAL MANAGEMENT SERVICES			558.47 000411
7/23/21	00010	7/01/21 21352	202107 310-51300-31600		*	5,900.00	
		AUDIT FYE 09/30/2020		GRAU AND ASSOCIATES			5,900.00 000412
7/23/21	00007	6/30/21 123716	202105 310-51300-31500		*	1,242.50	
		MAY GENERAL COUNSEL		HOPPING GREEN & SAMS			1,242.50 000413
7/23/21	00012	6/01/21 2985	202106 320-57200-46100		*	14,210.00	
		JUNE LANDSCAPE MAINT PH2		SUN STATE NURSERY			14,210.00 000414
7/23/21	00037	4/30/21 384189	202104 330-57200-46500		*	54.61	
		POOL SUPPLIES		VESTA PROPERTY SERVICES, INC.			54.61 000415
7/23/21	00062	6/24/21 22121621	202106 330-57200-46500		*	5.99	
		CLEANER MOLD&MILDEW RMVR		W.B. MASON CO., INC.			5.99 000416
7/23/21	00062	7/07/21 22151692	202107 330-57200-46500		*	73.51	
		OFFICE SUPPLIES		W.B. MASON CO., INC.			73.51 000417
TOTAL FOR BANK A						343,402.75	
TOTAL FOR REGISTER						343,402.75	

CYBL -CYPRESS BLUF' OKUZMUK

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
6/24/2021	39159

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

Location
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

P.O. No.	Terms
	Due on receipt

Item	Quantity	Description	Rate	Amount
Quarterly Monitor...	3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 3rd Quarter	60.00	180.00

1.320.57200.46700
42A

Thank you for your business.

Sales Tax (7.5%) \$0.00

Total \$180.00

Payments/Credits \$0.00



Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

June 25, 2021

Date

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

Payment Due Upon Receipt

Serial # 21-04265D	PO/File #	\$99.88
Notice of Special Meeting of the Board of Supervisors		Amount Due
		Amount Paid
Cypress Bluff Community Development District		\$99.88
		Payment Due

Case Number

Publication Dates 6/25

County Duval

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

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



1,310.51300.48000
2A

Your notice can be found at www.jaxdailyrecord.com

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

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

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

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

DEVELOPMENT DISTRICT

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a special meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, July 6, 2021 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting.

An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, jperry@gmsnf.com ("District Manager's Office") during normal business hours, and will be available on the District's website, www.Cypress-BluffCDD.com.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jim Perry
District Manager

Jun. 25 00 (21-04265D)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

June 29, 2021

Date

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

Payment Due Upon Receipt

Serial # 21-04325D	PO/File #	\$238.25
Notice of Public Hearing etc and Notice of Regular Board of Supervisors' Meeting		Amount Due
Cypress Bluff Community Development District		Amount Paid
		\$238.25
		Payment Due

Case Number

NOM

Publication Dates 6/29, 7/6

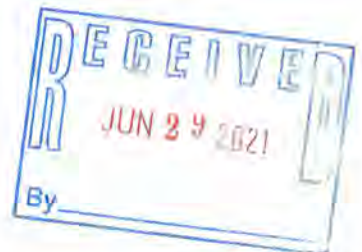
County Duval

2A

1,310.51300.48000

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may remit payment at <https://www.jaxdailyrecord.com/send-payment>.*



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

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

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

**CYPRESS BLUFF
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC
HEARING TO CONSIDER
THE ADOPTION OF THE
BUDGET FOR THE FISCAL
YEAR 2021/2022; AND
NOTICE OF REGULAR
BOARD OF SUPERVISORS'
MEETING.**

The Board of Supervisors ("Board") of the Cypress Bluff Community Development District ("District") will hold a public hearing on July 27, 2021 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"), during normal business hours.

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

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Perry
District Manager
Jun. 29, Jul. 6 00 (21-04325D)





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

300.00
\$ ~~650.00~~

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



Gary Rodgers Plumbing Co., Inc.

6915 Business Park Boulevard, North
Jacksonville, FL 32256

Invoice

Date	Invoice #
7/2/2021	13726

Bill To
Recharge Amenity Center 10571 eTown Parkway Jacksonville, Florida 32256

78A

Description	Amount
Recharge <u>Amenity Center</u> Furnish labor and material to replace <u>flush valve</u> with Zurn manual type 6 Flush Valves 1- 330- 57200 - 471.00	2,750.00
<div>RECEIVED JUL 06 2021 By _____</div>	
Total	\$2,750.00

Phone #	Fax #
904-765-7964	904-765-9805

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 49

Invoice Date: 7/1/21

Due Date: 7/1/21

Case:

P.O. Number:

Bill To:

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

5A

Description	Hours/Qty	Rate	Amount
Management Fees - July 2021 1. 310. 51300. 34000		3,750.00	3,750.00
Information Technology - July 2021 1. 310. 51300. 35200		250.00	250.00
Dissemination Agent Services - July 2021 1. 310. 51300. 31300		333.33	333.33
Office Supplies 1. 310. 51300. 51000		35.87	35.87
Postage 1. 310. 51300. 42000		15.93	15.93
Copies 1. 310. 51300. 42500		484.95	484.95
Telephone 1-310-51300-41000		36.28	36.28
Software Application 1-310-51300-49000		1,500.00	1,500.00

**Total** \$6,406.36**Payments/Credits** \$0.00**Balance Due** \$6,406.36

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

July 6, 2021

Date

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

2 A
1-310-51300-48000

Payment Due Upon Receipt

Serial # 21-04558D PO/File # \$1,743.50

Notice of Public Hearing etc and Notice of Regular Meeting

Amount Due

Cypress Bluff Community Development District

Amount Paid

\$1,743.50

Payment Due

Case Number

Publication Dates 7/6,13

County Duval

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Your notice can be found at www.jaxdailyrecord.com

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

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

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

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS
AND ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTIONS 170.07 AND 197.3632(4)(b),
FLORIDA STATUTES, UPON THE EXPANSION PARCEL; NOTICE OF REGULAR MEETING**

The Board of Supervisors ("Board") of the Cypress Bluff Community Development District ("District") will hold a public hearing on **Tuesday, July 27, 2021 at 1:30 p.m.** at eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes.

On October 28, 2019, the boundaries of the District were amended to include approximately 24.19 additional acres ("2019 Expansion Parcel"). The purpose of the public hearing is to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, including the 2019 Expansion Parcel, and to provide for the levy, collection and enforcement of the special assessments. A depiction of the 2019 Expansion Parcel and the streets and areas to be improved are depicted below and in the District's *Amended & Restated Improvement Plan* dated July 30, 2018, as revised September 24, 2019 ("Improvement Plan"). The public hearings are being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District Office" located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

The District intends to impose assessments on benefited lands within the Expansion Parcel in the manner set forth in the District's *Addendum to the Master Special Assessment Methodology Report*, dated May 25, 2021 ("Assessment Report"). The Assessment Report identifies each parcel of land within the District to be assessed and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments will initially be determined on an equal assessment per acre basis, but ultimately allocated on a per unit basis.

The proposed annual schedule of assessments is as follows:

Product Type	Planned Lots	Benefit Per Unit	Per Unit Annual Assessment*
Active Adult	519	\$13,882	\$936
Residential Lots	1,478	\$19,482	\$1,415

*Principal amount as stated does not include fees and costs of collection or enforcement, early payment discounts, or interest.

The District's Board of Supervisors is NOT proposing to change existing special assessments.

Information concerning the assessments and copies of the Engineer's Report, Assessment Report, and other applicable documents are on file and available during normal business hours at the District's Office located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850. All interested persons may also ascertain a description of each piece or parcel of property to be assessed by contacting the District Office.

Assessments may appear on your regular tax bill issued by the Duval County Tax Collector. However, the District may in its discretion choose instead to directly collect these assessments. Failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against the assessed property, which may result in the loss of title to the assessed property. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in the loss of title to the assessed property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also on **Tuesday, July 27, 2021 at 1:30 p.m.** at eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

RESOLUTION 2021-04

2019 EXPANSION PARCEL

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

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

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

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

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

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

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

WHEREAS, the lands within the Expansion Parcel benefit from the total Capital Improvement Plan; however, the District only anticipates issuing special assessment bonds in an amount which can be supported by the

developable lands within the Expansion Parcel ("Series 2021 Bonds"); and

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

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

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

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

1. Assessments shall be levied to defray a portion of the cost of the Capital Improvement Plan.
2. The nature and general location of, and plans and specifications for, the Capital Improvement Plan are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Capital Improvement Plan is \$96,700,000 as supplemented by those costs determined to be reimbursable pursuant to the Expansion Parcel Project ("Estimated Cost").
4. The Assessments will defray costs of approximately \$35,480,000 which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the Expansion Parcel, on all lots and lands adjoining and contiguous or bounding and abutting upon the Capital Improvement Plan or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not legally available to the District in any year, or if determined by the District to be in its best interest, with any required consent of bondholders, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll ("Preliminary Assessment Roll").
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Duval County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

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

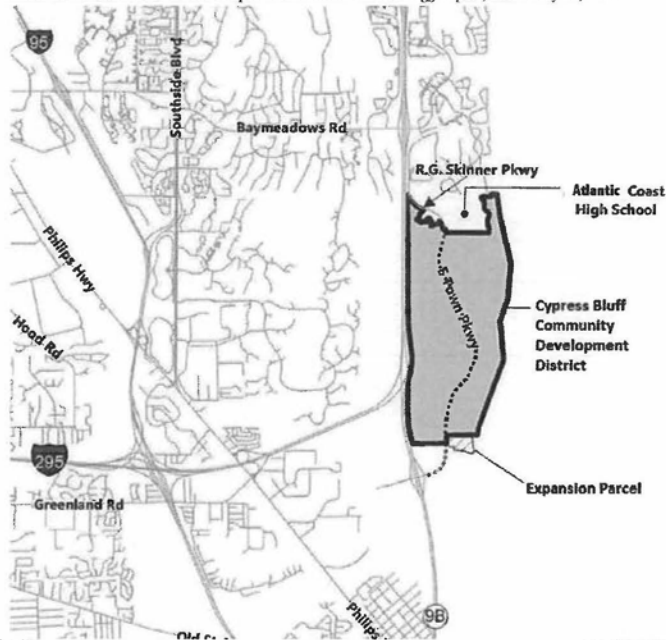
ATTEST:

/s/ James Perry
Secretary/Assistant Secretary

Exhibit A: Amended & Restated Improvement Plan dated July 30, 2018, as revised September 24, 2019
Exhibit B: Addendum to the Master Special Assessment Methodology Report, dated May 25, 2021

CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT

/s/ Richard Ray
Chairman, Board of Supervisors



00 (21-04558D)



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

Mikey White
Cypress Bluff CDD
4314 Pablo Oaks Court
Jacksonville, FL 32224

Invoice # 4563
Date: 8/31/2020

Project: E-Town Interchange/East

*Code to
October 2020*

12A

*Lands Conting.
1,320,572.00, 46110*

E-Town Interchange/East

Landscaping	\$	226,098.72
-------------	----	------------

IRRIGATION	\$	69,060.00
------------	----	-----------

PROJECT TOTAL	\$	285,158.72
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Previous Work Completed	\$	(276,878.72)
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Work Completed This Period	\$	8,280.00
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TOTAL COMPLETED AND DUE THIS PERIOD	\$	8,280.00
-------------------------------------	----	----------

Any questions concerning this invoice please contact accounting

accounting@sunstatenursery.com



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

Miley White
Cypress Bluff CDD
4314 Pablo Oaks Court
Jacksonville, FL 32224

Invoice # 4810
Date: 11/19/2020
4810-
Project: E-Town Interchange

Code to Nov 2020

Landsc. Cont. Pkg.

12A

1,320,572.00, 46110

E-Town Interchange

Added 3,500 sq ft of Floratam at sign.	\$	1,980.00
Existing grass removal & grading	\$	260.00

Total Due	\$	2,240.00
------------------	-----------	-----------------

Any questions concerning this invoice, please contact accounting.

accounting@sunstatenursery.com



Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • 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: 7691664
DATE: 7/3/2021
ORDER: 7691664

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
7/3/2021	07:13 AM	ANTS, ROACH, WASP		07:13 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/3/2021		08:30 AM

Service	Description	Price
CPCM	<i>July</i> Commercial Pest Control - Monthly Service <i>55A</i>	120.00
<i>1.320.57200.47000</i>		
		SUBTOTAL \$120.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$120.00
		AMOUNT DUE \$120.00
		 _____ TECHNICIAN SIGNATURE
		_____ CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



PLEASE PAY FROM THIS INVOICE



Invoice

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

Invoice # 386419
Date 7/1/2021

Terms
Due Date
Memo Monthly Fees

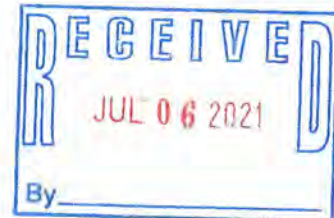
Bill To

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

37A

Description	Quantity	Rate	Amount
Amenity Manager 1.320.57200.45000	1	8,030.42	8,030.42
Facility Attendant 1.320.57200.45100	1	741.27	741.27
Pool Maintenance 1.320.57200.46800	1	864.81	864.81
Janitorial 1.320.57200.46200	1	864.81	864.81
Lifestyle 1.320.57200.34000	1	1,112.00	1,112.00
Maintenance 1.320.57200.46600	1	741.27	741.27

Total \$12,354.58



Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED

JUL 15 2021

General Fund

Check Request

Date	Amount	Authorized By
July 15, 2021	\$122,294.06	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

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

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

RECEIVED

JUL 15 2021

Check Request

Date	Amount	Authorized By
July 15, 2021	\$73,785.32	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

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

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

RECEIVED

JUL 15 2021

Check Request

Date	Amount	Authorized By
July 15, 2021	\$89,853.47	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

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

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
July 15, 2021	\$144.69	Oksana Kuzmuk

Payable to:

Governmental Management Services, LLC #5
--

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

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



Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
July 15, 2021 A	\$447.56	Oksana Kuzmuk

Payable to:

Governmental Management Services, LLC #5
--

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10100
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Intended Use of Funds Requested:

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



Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
July 15, 2021	\$558.47	Oksana Kuzmuk

Ⓢ

Payable to:

Governmental Management Services, LLC #5
--

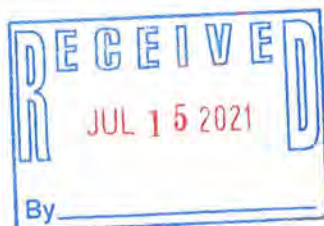
Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

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



Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 21352
Date 07/01/2021

SERVICE	AMOUNT
---------	--------

Audit FYE 09/30/2020	\$ <u>5,900.00</u>
----------------------	--------------------

Current Amount Due \$ 5,900.00

1-310-57300-31400

10A



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,900.00	0.00	0.00	0.00	0.00	5,900.00

Payment due upon receipt.

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

June 30, 2021

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

Bill Number 123716
Billed through 05/31/2021



General Counsel
CBCDD 00001 KSB

7A
1-310-51300-31500

FOR PROFESSIONAL SERVICES RENDERED

05/11/21	KSB	Attend strategy session regarding future growth and financing.	1.50 hrs
05/12/21	KEM	Prepare budget approval resolution and budget notice.	0.30 hrs
05/20/21	KEM	Prepare resolution declaring special assessments on expansion parcel lands.	0.50 hrs
05/24/21	KEM	Confer with bond counsel regarding prior financing transcript.	0.10 hrs
05/25/21	KSB	Prepare for and attend board meeting.	1.30 hrs
05/25/21	KEM	Review bond transcripts.	0.60 hrs
05/26/21	JLK	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.	1.00 hrs
05/26/21	KEM	Review bond transcripts.	0.20 hrs
Total fees for this matter			\$1,242.50

MATTER SUMMARY

Kilinski, Jennifer L.	1.00 hrs	260 /hr	\$260.00
Ibarra, Katherine E. - Paralegal	1.70 hrs	125 /hr	\$212.50
Buchanan, Katie S.	2.80 hrs	275 /hr	\$770.00

TOTAL FEES \$1,242.50

TOTAL CHARGES FOR THIS MATTER **\$1,242.50**

BILLING SUMMARY

Kilinski, Jennifer L.	1.00 hrs	260 /hr	\$260.00
Ibarra, Katherine E. - Paralegal	1.70 hrs	125 /hr	\$212.50
Buchanan, Katie S.	2.80 hrs	275 /hr	\$770.00

=====

TOTAL FEES	\$1,242.50
TOTAL CHARGES FOR THIS BILL	\$1,242.50

Please include the bill number with your payment.



Maintenance Invoice

Invoice#: 2985

Date: 06/01/2021

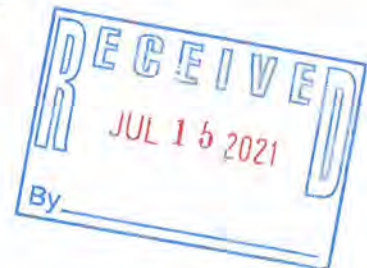
Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Phase 2

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
June Landscape Maintenance <u>PH 2</u>	1.00	14,210.00	14,210.00	N

12A
1-320-57200-46100



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

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

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

Amount Due

14,210.00

THANK YOU FOR YOUR BUSINESS!!



Invoice

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

Invoice # 384189
Date 4/30/2021
Terms Due on receipt
Due Date 5/31/2021
Memo

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			54.61
Pool Supplies			54.61
Total Billable Expenses			54.61

Total \$54.61

37A

1-320-572-468





EMAIL

HX - FC - JACKSONVILLE - 34
8297 PHILLIPS HWY * JACKSONVILLE, FL 32256
PHONE: 904-730-9555 * FAX: 904-730-5672

Invoice	427954
Document	502104
Date	04/09/21
Print Time	9:27PM

Sold To:	340900 VESTA PROPERTY SVCS 245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202	PHONE: 904-355-1831	Ship To:	SAME VESTA PROPERTY SVCS 245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202				
Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:				
E TOWN	CTW	11:53AM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:				
Order Date	Carrier	Ship Date	Order Picked Up By:					
04/08/21	COUNTER	04/09/21	Order Delivered By: CTR					
QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
1		1	PA590	EA	PIRANHA FINE MESH		34.60	34.60
1		1	TC-20173	EA	T/C 18in ALUMINUM BACK S/S NYLON COMBO BRUSH		16.20	16.20



Standard Terms: Account disputes must be reported to Credit Department within 60 days of invoice date. Past due accounts and Credit Card payments are not entitled to discounts. Amounts not paid by the Due Date bear interest at 18% per annum and all cost of collection, including attorney's fees, are the obligation of the customer.

RECEIVED BY: _____
PLEASE SIGN AND PRINT NAME IN BLACK INK

PAYMENT RECEIVED

Cash ☐ Check ☐ Credit Card ☐
Number: _____
Amount: _____
Received By: _____

Subtotal	50.80
Discount/Fa	
Taxable Subtotal	50.80
Tax	3.81
Freight	.00
Total	54.61





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



Invoice Number	221216211
Customer Number	C2943565
Invoice Date	06/24/2021
Due Date	07/24/2021
Order Date	06/22/2021
Order Number	S115243089
Order Method	WEB

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.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CLO35600EA	CLEANER,MOLD&MILDW REMVR	1	EA	5.99	5.99

1-330-572 00-46500
62A

SUBTOTAL: 5.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 5.99
Total Due: 5.99

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	221216211
Invoice Date	06/24/2021
Terms	Net 30
Total Due	5.99

Amount Enclosed \$ _____

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

C2943565221216211221216211000000005992



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



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

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

(Page 1)
PM(P)

Invoice Number	221516929
Customer Number	C2943565
Invoice Date	07/07/2021
Due Date	08/06/2021
Order Date	07/06/2021
Order Number	S115600646
Order Method	WEB

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.

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HEW3YL65AN	INKCART,BLK.910XL,F/OJ PRO8020-825PG	1	EA	39.66	39.66
HEW3YN97AN	INKCART,CMY COMBO,910,F/OJ PRO8020-945PG	1	PK	33.85	33.85

SUBTOTAL: 73.51
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 73.51
Total Due: 73.51

1-310-51300-62A
51000

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	221516929
Invoice Date	07/07/2021
Terms	Net 30
Total Due	73.51

Amount Enclosed \$ _____

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

C29435652215169292215169290000000073515