

*Cypress Bluff  
Community Development District*

*October 26, 2021*

## *AGENDA*

**Cypress Bluff  
Community Development District**

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.CypressBluffCDD.com](http://www.CypressBluffCDD.com)

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October 19, 2021

Board of Supervisors  
Cypress Bluff Community Development District  
**Staff Call In #: 1-888-850-4523 Code 322827**

Dear Board Members:

The Cypress Bluff Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, October 26, 2021 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of Minutes of the August 24, 2021 Meeting
- IV. Consideration of Resolution 2022-01, Designating Officers
- V. Consideration of Supplemental Assessment Resolution 2022-02
- VI. Acceptance of Engagement Letter from Grau & Associates for the Fiscal Year 2021 Audit
- VII. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. General Manager
    1. Report
    2. Christmas Light Quotes
    3. Proposal for Electrical Work

VIII. Financial Reports

A. Balance Sheet and Income Statement

B. Check Registers

1. August

2. September

IX. Other Business

X. Supervisor's Requests and Audience Comments

XI. Next Scheduled Meeting – November 16, 2021 at 1:30 p.m. at the eTown Welcome Center

XII. Adjournment



## *MINUTES*

MINUTES OF MEETING  
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, August 24, 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
Joe Muhl	PARC Group
David Ray	GMS
Jim Oliver	GMS
Marcy Pollicino	Vesta
Dan Fagen	Vesta Property Services

The following is a summary of the discussions and actions taken at the August 24, 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**

**Financing Matters Related to the Series  
2021 Bonds**

Mr. Richard Ray informed the Board the closing for the bonds is scheduled for October 15<sup>th</sup>. The Board discussed continuing the meeting in the event there were any actions needed to keep the closing on schedule.

**FOURTH ORDER OF BUSINESS****Approval of Minutes of the July 27, 2021 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Holmes seconded by Mr. Hewins with all in favor the minutes of the July 27, 2021 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS****Public Hearing for the Purpose of Adopting Rules Relating to Overnight Parking and Traffic Enforcement; Consideration of Resolution 2021-14**

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

Mr. Perry directed the Board to resolution 2021-14 and related exhibit listing the proposed rules related to overnight parking and traffic enforcement for CDD owned roads and parking lots. Ms. Buchanan asked the Board to look specifically at Section 2 and noted it's generally designed to prohibit commercial vehicles from parking overnight. Signage will need to be posted prohibiting parking. She advised that signs will need to be posted every 25-feet in order to be able to enforce the rule. Mr. Richard Ray asked that only a few signs be posted at ReCHARGE to start with.

On MOTION by Mr. Richard Ray seconded by Mr. Hewins with all in favor Resolution 2021-14, adopting rules relating to overnight parking and traffic enforcement was approved.

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

**SIXTH ORDER OF BUSINESS****Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022**

Mr. Perry noted the proposed schedule presented of the fourth Tuesday of each month is consistent with past years. Mr. Richard Ray was concerned that the meeting schedule may need to be reduced due to the bonds scheduled to be closed shortly and the land substantially

developed. Mr. Perry noted meetings could be canceled as needed, or the meeting schedule could be reset at a later date if monthly meetings prove to be unnecessary.

On MOTION by Mr. Holmes seconded by Mr. Hewins with all in favor the Fiscal Year 2022 meeting schedule was approved as presented.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Ms. Buchanan informed the Board she is working with Mikey White to finalize two turnovers of infrastructure improvements and those will be brought back to the Board for ratification in October.

#### **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**

##### **1. Report**

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

##### **2. Playground Proposal**

Ms. Pollicino presented a proposal for expanding the playground that included three options. She also presented a proposal for cleaning up the plant overgrowth for a total of \$717.59. Out of the three options given, Ms. Pollicino recommended option 2 whether it is approved now or in the future but noted the trees in front of ReCHARGE would have to be removed to install the new equipment.

Mr. Richard Ray suggested moving forward with Option 1, installing toddler swings for now and later proceed with the second swing set listed in Option 2 if desired. Ms. Pollicino was concerned it would be more cost effective to do proceed with both swing sets under

Option 2, rather than doing one swing set at a time due to two separate shipping and installation charges. The Board directed her to work with the Chairman to proceed with either Option 1 or 2 after she is able to determine what the cost would be for two shipping and installation charges and how cost effective it would be to proceed with both swing sets now rather than have them installed separately.

On MOTION by Mr. Richard Ray seconded by Mr. Hewins with all in favor the playground overgrowth cleanup in the amount of \$717.59 in addition to either Option 1 or Option 2 with final review by the Chairman was approved.

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

Mr. Perry asked the Board for approval of the check register, which totals \$343,956.85. He noted \$300,000 of that total is a transfer to the debt service fund.

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

**NINTH ORDER OF BUSINESS****Other Business**

There being none, the next item followed.

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

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS****Next Scheduled Meeting – September 28, 2021 at 1:30 p.m. at the eTown Welcome Center**

The Board continued the meeting to September 7, 2021 at 1:30 p.m. at the eTown Welcome Center.

On MOTION by Mr. Hewins seconded by Mr. Price with all in favor the meeting was continued.

**TWELFTH ORDER OF BUSINESS**

The meeting was continued.

**Adjournment**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

**RESOLUTION 2022-01**

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

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

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

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

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** \_\_\_\_\_ is appointed Secretary and Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

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

**PASSED AND ADOPTED THIS 26TH DAY OF OCTOBER, 2021.**

**ATTEST**

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman/Vice Chairman



*FIFTH ORDER OF BUSINESS*

## **RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2021; CONFIRMING THE DISTRICT'S PROVISION OF IMPROVEMENTS; MAKING CERTAIN FINDINGS AND CONFIRMING ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2021 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2021 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the Cypress Bluff Community Development District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

**WHEREAS**, the District's Board of Supervisors ("Board") has previously adopted, after notice and public hearing, Resolution 2021-11, relating to the imposition, levy, collection and enforcement of such special assessments; and

**WHEREAS**, pursuant to and consistent with the terms of Resolution 2021-11, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue;

**WHEREAS**, on October 22, 2021, the District entered into a Bond Purchase Agreement whereby it agreed to sell \$2,045,000 of its Special Assessment Bonds, Series 2021 ("Series 2021 Bonds"); and

**WHEREAS**, pursuant to and consistent with Resolution 2021-11, the District desires to set forth the particular terms of the sale of the Series 2021 Bonds and to confirm the liens of the levy of special assessments securing the Series 2021 Bonds.

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

**SECTION 1. INCORPORATION OF RECITALS.** All of the above representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted

pursuant to the provisions of Florida law, including without limitation, Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2021-11.

**SECTION 3. MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:

(a) On July 27, 2021 adopted Resolution 2021-11, which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution will be adopted to set forth the specific terms of each series of the bonds and certify the amount of the liens of the special assessments securing any portion of the bonds, including interest, cost of issuance, the number of payments due, any true-up amounts and the application of any true-up proceeds.

(b) The *Supplemental Engineer's Report*, dated June 2021, attached to this Resolution as **Exhibit A** ("Engineer's Report" or "Improvement Plan"), identifies and describes the presently expected components of the Improvement Plan with estimated costs of \$28,104,584, of which up to \$2,074,203.25 is expected to be financed with the Series 2021 Bonds ("Series 2021 Project"). The District hereby confirms that the Series 2021 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2021 Bonds.

(c) The *Supplemental Assessment Methodology Report* dated October 22, 2021, attached to this Resolution as **Exhibit B** ("Supplemental Assessment Report"), applies the *Master Special Assessment Methodology Report*, dated August 20, 2018 ("Master Assessment Report"), for the District to the Series 2021 Project and the actual terms of the Series 2021 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2021 Bonds.

(d) The Series 2021 Project will specially benefit a portion of certain property within the District ("Series 2021 Assessment Area"), a legal description of which is attached hereto as **Exhibit C**. It is reasonable, proper, just and right to assess the costs of the Series 2021 Project financed with the Series 2021 Bonds to the specially-benefited properties within the District as set forth in Resolution 2021-11, and this Resolution.

**SECTION 4. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2021 BONDS.** As provided in Resolution 2021-11, this Resolution is intended to set forth the terms of the Series 2021 Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2021 Bonds, in a par amount of \$2,045,000, shall bear such rates of interest and maturity as shown on **Exhibit D** attached hereto. The final payment on the Series 2021 Bonds shall be due on May 1, 2021. The estimated sources and uses of funds of the Series 2021 Bonds shall be as set forth in **Exhibit E**. The debt service due on the Series 2021 Bonds is set forth on **Exhibit F** attached hereto. The lien of the special assessments securing the Series 2021 Bonds on the Series 2021 Assessment Area shall be the principal amount due on the Series 2021 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs

of collection. The Series 2021 Bonds are secured solely by the lien against the Series 2021 Assessment Area.

#### **SECTION 5. ALLOCATION OF ASSESSMENTS SECURING SERIES 2021 BONDS.**

(a) The special assessments for the Series 2021 Bonds (“Series 2021 Assessments”), shall be allocated in accordance with **Exhibit B**, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2021 Bonds. The estimated costs of collection of the Series 2021 Assessments for the Series 2021 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the Series 2021 Assessments includes all property within the Series 2021 Assessment Area, and as such land is ultimately defined and set forth in any plats, certificates of occupancy or other designations of developable acreage. It is intended that as lots are platted, the Series 2021 Assessments will be assigned to the 148 residential lots and 2 active adult lots located within the Series 2021 Assessment Area of the Improvement Plan.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated as of February 1, 2019, and the *Fourth Supplemental Trust Indenture*, dated as of October 1, 2021 the District shall begin annual collection of the Series 2021 Assessments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit F**.

(d) The District hereby certifies the Series 2021 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Duval County and Florida law for collection. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Series 2021 Assessments and present same to the Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect the Series 2021 Assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

**SECTION 6. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.** Pursuant to Resolution 2021-11, there may be required from time to time certain true-up payments. As parcels of land are included in a plat or certificate of occupancy, the Series 2021 Assessments shall be allocated as set forth in Resolution 2021-11, this Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the true-up process set forth in the Supplemental Assessment Report. The District shall apply all true-up payments related to the Series 2021 Bonds only to the credit of the Series 2021 Bonds. All true-up payments, as well as all other prepayments of Series 2021 Assessments, shall be deposited into the accounts specified in the *Fourth Supplemental Trust Indenture* governing the Series 2021 Bonds.

**SECTION 7. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board in the District’s Improvement Lien Book. The Series 2021 Assessments against each

respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 8. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2021-11, which remains in full force and effect. This Resolution and Resolution 2021-11, shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 9. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a Notice of Series 2021 Special Assessments in the Official Records of Duval County, Florida, or such other instrument evidencing the actions taken by the District.

**SECTION 10. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 11. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[Remainder of this page left intentionally blank]*

**APPROVED** and **ADOPTED** this 26th day of October, 2021.

ATTEST:

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairperson, Board of Supervisors

**Exhibit A**     *Supplemental Engineer's Report for the Series 2021 Capital Improvements,*  
dated June, 2021

**Exhibit B**     *Supplemental Assessment Methodology Report for the Special Assessment*  
*Revenue Bonds Series 2021*, dated October 22, 2021

**Exhibit C**     Legal Description

**Exhibit D**     Maturities and Coupons of Series 2021 Bonds

**Exhibit E**     Sources and Uses of Funds for Series 2021 Bonds

**Exhibit F**     Annual Debt Service Payment Due on Series 2021 Bonds

## **EXHIBIT A**

*Supplemental Engineer's Report for the Series 2021 Capital Improvements,*  
dated June, 2021

**CYPRESS BLUFF  
COMMUNITY DEVELOPMENT DISTRICT  
SUPPLEMENTAL ENGINEER'S REPORT**

for the

**SERIES 2021 CAPITAL IMPROVEMENTS**

Prepared for

**Board of Supervisors**

**Cypress Bluff Community Development District**

Prepared by

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

13-102-26

June, 2021



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## **BACKGROUND**

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

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

<b>TYPE</b>	<b>Estimated Units</b>	<b>Estimated Areas</b>
Residential Development	1,996 units	465.1 acres
Road Rights-of-Way	n/a	153.7 acres
Parks and Recreation	n/a	39.7 acres
Wetland/Open Space, Miscellaneous	n/a	615.4 acres
<b>TOTALS</b>		<b>1,273.9 acres</b>

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

The Cypress Bluff Community Development District developed an Improvement Plan dated July 30, 2018 and later revised on September 24, 2019 (Capital Improvement Plan or “CIP”) to allow it to finance and construct certain facilities within and without the CDD boundaries. The Improvement Plan is estimated to cost approximately \$96.7 million consisting of \$28.1 million for master infrastructure improvements (Master CIP) and \$68.6 million for neighborhood infrastructure improvements (Neighborhood CIP). In order to serve the residents of the Cypress Bluff CDD, the CDD plans to design, permit, finance, and/or construct, operate and maintain all or part of certain utility, transportation, landscaping, and recreational facilities within and without the CDD. The CIP has been planned, designed, and permitted to function as one interrelated system of improvements benefiting the lands to be developed within the district.

Proceeds of the 2021 Bonds will be utilized to construct and/or acquire a portion of the Master CIP. That portion of the Master CIP funded with the proceeds of the 2021 Bonds is referred to as the “2021 Project”. The remainder of the Master CIP not funded with proceeds of the 2021 Bonds, have been funded by the 2019 Bonds and the 2020 Bonds, or will be funded by E-Town Development (the “Master Developer”). The summary of the Master CIP costs are listed in Table II. A description and basis of costs for each improvement category is included in the body of this report.

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

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

\*Formerly Axium Road Roadway

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

# **MASTER INFRASTRUCTURE IMPROVEMENTS**

The majority of the Permits for the Master CIP have been obtained. The delineation of jurisdictional wetlands for all land within the Cypress Bluff CDD has been surveyed, reviewed and approved by the St. Johns River Water Management District (SJRWMD). The SJRWMD has approved an Environmental Resource Permit #126414 to establish the jurisdictional wetlands, impacts, and overall mitigation plan. The U.S. Army Corps of Engineers (USACOE) has issued permit #SAJ-2012-00511. The City of Jacksonville has issued permits for E-Town Parkway/R.G. Skinner Parkway under CDN 8902.000 and CDN 8902.001. The Florida Department of Environmental Protection (FDEP) has issued permits for the water and sewer mains under permit numbers 0159044.644-DSGP and 0011224-771-DWC respectively.

There is a reasonable expectation that the permits for the balance of the CDD improvements are obtainable, however, all permits are subject to final engineering and permitting.

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

The Cypress Bluff CDD presently intends to finance and construct transportation facilities within and without the boundaries of the District, consistent with Chapter 190, Florida Statutes. E-Town Parkway/R.G. Skinner Parkway is a collector road that extends the north-south direction through the Cypress Bluff Community Development District boundary. E-Town Parkway extends from the interchange at SR-9B to the R.G. Skinner Parkway at Atlantic Coast High School intersection, with the road name changing from E-Town Parkway to R.G. Skinner Parkway at the intersection just southerly of the R.G. Skinner Parkway at Atlantic Coast High School intersection. There is also a multi-use path along E-Town Parkway/R.G. Skinner Parkway. Roadway construction began early 2018 and was completed late 2019. The roadway Right-of-Way, survey, engineering, permitting, and construction costs of E-Town/R.G. Skinner Roadway were not and will not be funded by the CDD. However, certain infrastructure within and adjacent to the E-Town Parkway/R.G. Skinner Parkway right of way have/may be funded, designed and constructed by the CDD. These improvements included utilities, landscape and irrigation, hardscape and signage, electric and lighting. Additional improvements such as improved hardscape, landscape, and future signalized intersections within and adjacent to the E-Town Parkway/R.G. may be funded by the CDD. E-Town Parkway/R.G. Skinner Parkway has been accepted by and is owned and maintained by the City of Jacksonville.

### **Ancillary Roadway Infrastructure**

The roadway right-of-way, survey, engineering, permitting, and construction costs for the primary thoroughfare of E-Town/R.G. Skinner Parkway have been paid for by the Master Developer and were not and will not be funded or reimbursed by the CDD. However, the CDD may fund ancillary roadway infrastructure and modifications to the original road design. This roadway infrastructure may include; turn lanes, road extensions, road widening, and roadway modifications from the original design.

### **Utilities**

The entirety of the Cypress Bluff CDD will be provided with potable water, sanitary sewer, and reuse water services by the Jacksonville Electric Authority (JEA) utility system.

The Cypress Bluff CDD presently intends to finance certain master utility facilities within and adjacent to the District boundary. These facilities included the transmission (trunk) water main and sewer main (forcemain). These mains are located within the right of way of E-Town Parkway/R.G. Skinner Parkway. There are also gravity sewer crossings installed under E-Town Parkway/R.G. Skinner Parkway to serve future neighborhoods that will share pump stations. The reuse transmission (trunk) main also runs along R.G. Skinner Parkway, however, was not and will not be funded by the Cypress Bluff CDD. These improvements are depicted on Exhibit 5, pages 1-3.

To serve the development per the JEA utility service agreement, the construction of a booster pump station was required. This booster station has been constructed and accepted by JEA for JEA ownership and maintenance.

The master utility improvements will be / have been designed and constructed in accordance with JEA standards and will be / are owned and maintained by JEA upon dedication.

### **Landscape and Irrigation**

The CDD presently intends to finance the landscape, sod, planting, berm, irrigation and other decorative features along E-Town Parkway/R.G. Skinner Parkway. The irrigation system may include JEA reuse refill stations that will discharge into stormwater ponds adjacent to E-Town Parkway/R.G. Skinner Parkway and irrigation pump station that will pump from those ponds. The CDD may fund and construct landscape and irrigation costs along the entire length of E-Town Parkway/R.G. Skinner Parkway, including those areas outside of the CDD boundary.

### **Hardscape and Signage**

The CDD presently intends to finance and construct hardscape features within and adjacent to the E-Town Parkway/R.G. Skinner Parkway right of way. Features may include, but are not limited to, signage and entry features, masonry walls, fencing, etc.

### **Electric and Lighting**

The electric distribution system thru the Cypress Bluff CDD is currently planned to be underground. The CDD presently intends to finance the electric conduit, transformer/cabinet pads, and electric manholes required by JEA electric. Electric facilities have been accepted by and are owned and maintained by JEA.

The CDD presently intends to finance the cost to purchase and install the roadway lighting along E-Town Parkway/R.G. Skinner Parkway. These lights have been accepted by and are owned, operated and maintained by the City of Jacksonville.

The total E-Town Pkwy/R.G. Skinner Pkwy Ancillary Roadway Infrastructure, Utilities, Landscape, Hardscape, and Electric Improvements costs is **\$15,968,034**.

## **APEX TRAIL IMPROVEMENTS**

Apex Trail is a collector road that will extend east from the existing southern roundabout on E-Town Pkwy approximately 1,000 feet. Roadway construction began in 2020 and is anticipated to be complete by third quarter 2021. The roadway, survey, engineering, permitting, and construction costs of Apex Trail may be funded by the CDD. Once completed, Apex Trail will be owned and maintained by the City of Jacksonville.

### **Utilities**

The Cypress Bluff CDD presently intends to finance and construct certain master utility facilities within Apex Trail. These facilities include the transmission (trunk) water main, sewer main (forcemain), and reuse main. These mains are located within the right of way of Apex Trail. There may also be gravity sewer crossings installed under Apex Trail to serve future development that will share pump stations. These improvements are depicted on Exhibit 5, pages 1-3. The master utility improvements will be designed and constructed in accordance with JEA standards and will be owned and maintained by JEA upon dedication.

### **Landscape and Irrigation**

The CDD presently intends to finance and construct the landscape, sod, planting, berm, irrigation and other decorative features along Apex Trail. The irrigation system may include JEA reuse refill stations that will discharge into stormwater ponds adjacent to Apex Trail and irrigation pump stations that will pump from those ponds.

### **Hardscape and Signage**

The CDD presently intends to finance and construct hardscape features within and adjacent to the Apex Trail right of way. Features may include, but are not limited to, signage and entry features, masonry walls, fencing, etc.

### **Electric and Lighting**

The electric distribution system thru the Cypress Bluff CDD is currently planned to be underground. The CDD presently intends to finance and construct the electric conduit, transformer/cabinet pads, and electric manholes required by JEA electric. Electric facilities will be owned and maintained by JEA after dedication.

The CDD presently intends to finance the cost to purchase and install the roadway lighting along Apex Trail. These lights will be owned, operated and maintained by the City of Jacksonville after dedication.

The total Apex Trail Roadway, Utilities, Landscape, Hardscape, and Electric Improvements costs is **\$2,978,550**.

## **GLENMONT DRIVE IMPROVEMENTS**

Glenmont Drive (formerly known as Axium Road) is a collector road that will extend from the existing northern roundabout on E-Town Pkwy approximately 2,200 feet. Roadway construction began in 2020 and is to be completed in phases. The roadway, survey, engineering, permitting, and construction costs of Glenmont Drive may be funded by the CDD. Once completed, Glenmont Drive will be owned and maintained by the City of Jacksonville.

### **Utilities**

The Cypress Bluff CDD presently intends to finance and construct certain master utility facilities within Glenmont Drive. These facilities include the transmission (trunk) water main, sewer main (forcemain), and reuse main. These mains are located within the right of way of Glenmont Drive. There may also be gravity sewer crossings installed under Glenmont Drive to serve future development that will share pump stations. These improvements are depicted on Exhibit 5, pages 1-3. The master utility improvements will be designed and constructed in accordance with JEA standards and will be owned and maintained by JEA upon dedication.

### **Landscape and Irrigation**

The CDD presently intends to finance and construct the landscape, sod, planting, berm, irrigation and other decorative features along Glenmont Drive. The irrigation system may include JEA reuse refill stations that will discharge into stormwater ponds adjacent to Glenmont Drive and irrigation pump stations that will pump from those ponds.

### **Hardscape and Signage**

The CDD presently intends to finance and construct hardscape features within and adjacent to the Glenmont Drive right of way. Features may include, but are not limited to, signage and entry features, masonry walls, fencing, etc.

### **Electric and Lighting**

The electric distribution system thru the Cypress Bluff CDD is currently planned to be underground. The CDD presently intends to finance and construct the electric conduit, transformer/cabinet pads, and electric manholes required by JEA electric. Electric facilities will be owned and maintained by JEA after dedication.

The CDD presently intends to fund the cost to purchase and install the roadway lighting along Glenmont Drive. These lights will be owned, operated and maintained by the City of Jacksonville after dedication.

The total Glenmont Driveway, Utilities, Landscape, Hardscape, and Electric Improvements costs is **\$1,430,000**.



## **MASTER RECREATIONAL IMPROVEMENTS**

### **MASTER AMENITY CENTER**

The Cypress Bluff CDD may finance and construct a master amenity center located near the middle of the Cypress Bluff CDD boundary. This amenity center is planned to be the largest within the Cypress Bluff CDD and may serve all the neighborhoods within the CDD. The basic components of this facility may include, but is not limited to:

- ▶ Clubhouse
- ▶ Fitness equipment
- ▶ Tennis Courts
- ▶ Bathrooms and locker area
- ▶ Pool(s)
- ▶ Playground equipment
- ▶ Barbeque grills and picnic tables
- ▶ Parking
- ▶ Landscape, irrigation, hardscape and lighting
- ▶ Dog park
- ▶ Trails
- ▶ Ball fields
- ▶ Soccer fields

The master amenity center is now open to residents.

The total Master Recreational Improvements costs is **\$7,728,000**.

## **BASIS OF COST ESTIMATES**

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

- Costs utilized for landscaping and signage were obtained from recent historical bids for similar work in this area where bid information not available.
- Signalization may be required as development occurs. Design and construction costs for one signalized intersection have been included.
- Costs for underground electric conduit has been included.
- Costs for roadway lighting have been included.
- Engineering fees are included in the estimate.
- For the purposes of this report, a 15% contingency factor has been included for master infrastructure.
- Cost estimates included in this report have been prepared based upon the best available information. England, Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon best available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

## **APPENDIX**

### **Description**

#### **Exhibits**

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

# Cypress Bluff Community Development District

**EXHIBIT 1**

## GENERAL LOCATION

6/16/2021

### LEGEND

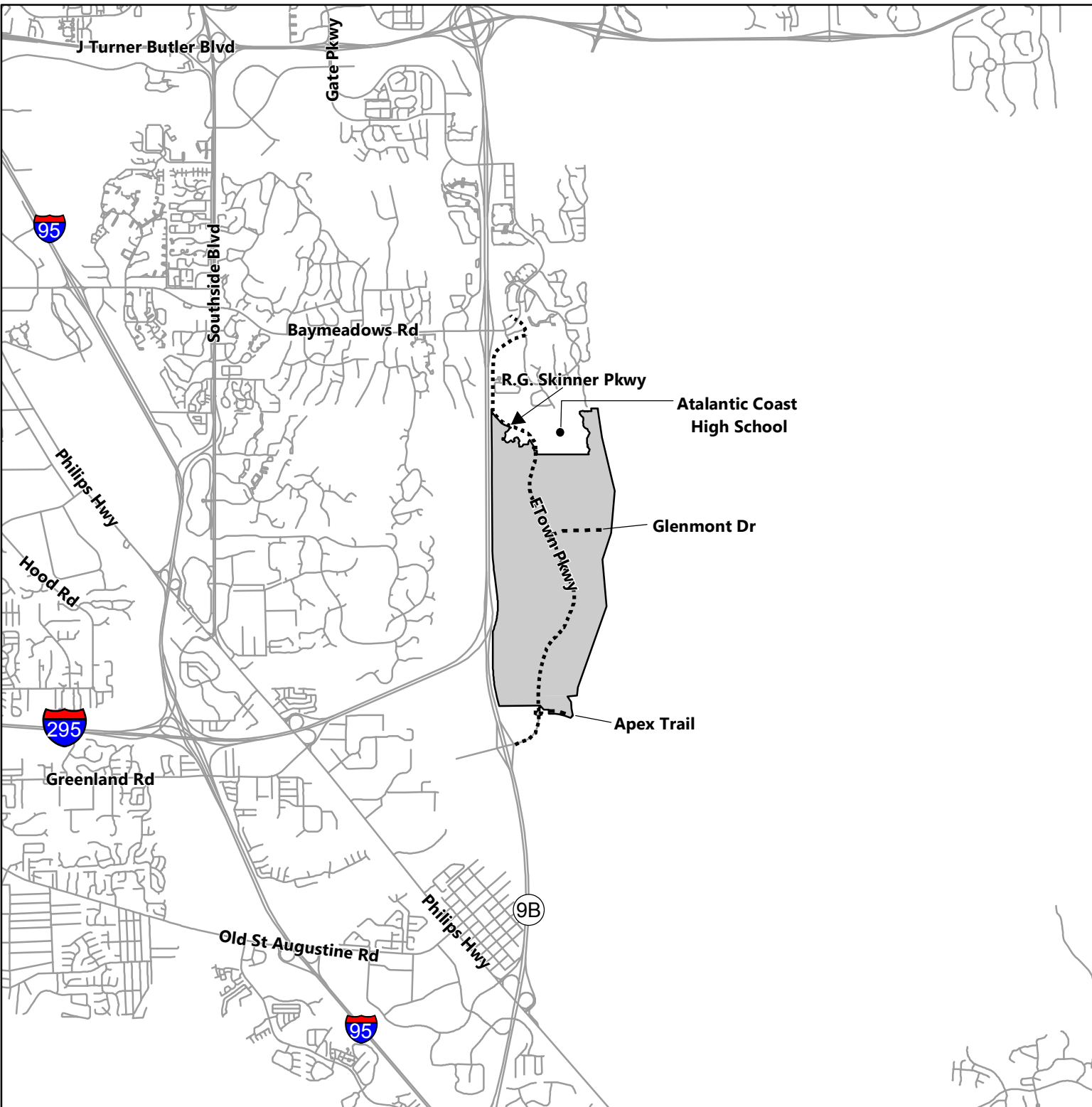


Amended Cypress Bluff CDD



0 3,000 6,000 12,000  
FEET

Source: ETM, Duval County



Revised July 23, 2019  
September 1, 2017  
E-Town  
Page 1 of 5

W.O. No.17-160.01  
File No. 124B-22.01A

## Cypress Bluff CDD Parcel

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

For a Point of Reference, commence at the Northwest corner of said Section 33; thence North  $88^{\circ}37'28''$  East, along the Northerly line of said Section 33, a distance of 1343.30 feet to the Point of Beginning.

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



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**Cypress Bluff CDD Parcel (Continued)**

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

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### **Cypress Bluff CDD Parcel (Continued)**

curvature of a curve concave Northeasterly having a radius of 600.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of  $25^{\circ}15'01''$ , an arc length of 264.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $56^{\circ}12'31''$  East, 262.29 feet; thence South  $68^{\circ}50'01''$  East, continuing along said Southwesterly right of way line, 263.07 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 14340, page 1809, of the current Public Records of said county; thence Southerly along said boundary line the following 62 courses: Course 1, thence South  $56^{\circ}47'19''$  West, departing said Southwesterly right of way line, 34.93 feet; Course 2, thence South  $59^{\circ}53'26''$  West, 60.77 feet; Course 3, thence South  $28^{\circ}07'37''$  West, 63.38 feet; Course 4, thence South  $36^{\circ}12'31''$  West, 52.77 feet; Course 5, thence South  $44^{\circ}25'16''$  West, 53.99 feet; Course 6, thence South  $60^{\circ}24'13''$  West, 59.40 feet; Course 7, thence South  $37^{\circ}46'20''$  West, 47.85 feet; Course 8, thence South  $12^{\circ}02'36''$  East, 52.58 feet; Course 9, thence South  $13^{\circ}05'33''$  East, 42.42 feet; Course 10, thence South  $16^{\circ}44'01''$  West, 33.11 feet; Course 11, thence South  $18^{\circ}07'14''$  West, 49.93 feet; Course 12, thence South  $23^{\circ}19'42''$  West, 58.13 feet; Course 13, thence North  $84^{\circ}25'00''$  West, 84.95 feet; Course 14, thence South  $00^{\circ}24'25''$  East, 68.26 feet; Course 15, thence South  $81^{\circ}52'44''$  East, 73.42 feet; Course 16, thence South  $35^{\circ}00'24''$  East, 50.94 feet; Course 17, thence South  $42^{\circ}29'27''$  East, 63.28 feet; Course 18, thence South  $72^{\circ}15'25''$  East, 65.91 feet; Course 19, thence North  $73^{\circ}27'14''$  East, 68.75 feet; Course 20, thence North  $51^{\circ}47'07''$  East, 59.88 feet; Course 21, thence North  $65^{\circ}14'07''$  East, 63.44 feet; Course 22, thence South  $44^{\circ}57'44''$  East, 51.37 feet; Course 23, thence South  $41^{\circ}27'00''$  East, 50.99 feet; Course 24, thence North  $68^{\circ}09'16''$  East, 90.76 feet; Course 25, thence North  $00^{\circ}26'34''$  West, 52.95 feet; Course 26, thence North  $39^{\circ}25'04''$  West, 59.68 feet; Course 27, thence North  $46^{\circ}31'57''$  East, 62.01 feet; Course 28, thence North  $50^{\circ}00'38''$  East, 57.16 feet; Course 29, thence North  $88^{\circ}38'44''$  East, 49.62 feet; Course 30, thence South  $67^{\circ}21'23''$  East, 54.16 feet; Course 31, thence South  $14^{\circ}50'50''$  East, 56.43 feet; Course 32, thence South  $48^{\circ}06'29''$  East, 55.42 feet; Course 33, thence South  $04^{\circ}06'11''$  East, 57.55 feet; Course 34, thence South  $38^{\circ}52'42''$  West, 48.46 feet; Course 35, thence South  $08^{\circ}09'16''$  West, 60.88 feet; Course 36, thence South  $29^{\circ}03'41''$  East, 51.97 feet; Course 37, thence South  $07^{\circ}41'54''$  East, 90.90 feet; Course 38, thence South  $75^{\circ}57'31''$  East, 33.30 feet; Course 39, thence South  $80^{\circ}17'39''$  East, 50.60 feet; Course 40, thence North  $57^{\circ}17'36''$  East, 58.75 feet; Course 41, thence North  $17^{\circ}44'41''$  East, 38.19 feet; Course 42, thence North  $41^{\circ}44'07''$  East, 55.91 feet; Course 43, thence South  $78^{\circ}01'28''$  East, 36.71 feet; Course 44, thence North  $76^{\circ}54'19''$  East, 50.12 feet; Course 45, thence South  $78^{\circ}17'09''$  East, 69.51 feet; Course 46, thence North  $85^{\circ}04'13''$  East, 33.16 feet; Course 47, thence North  $35^{\circ}50'17''$  East, 30.71 feet; Course 48, thence North  $05^{\circ}06'56''$  East, 69.39 feet; Course 49, thence North  $25^{\circ}14'24''$  East, 59.38 feet; Course 50, thence North  $36^{\circ}08'27''$  East, 68.81 feet; Course 51, thence North  $42^{\circ}18'11''$  West, 56.04 feet; Course 52, thence North  $01^{\circ}48'23''$  East, 43.34 feet; Course 53, thence South  $71^{\circ}57'16''$  East, 51.30 feet; Course 54, thence South  $45^{\circ}25'16''$  East, 54.76 feet; Course 55, thence South  $19^{\circ}52'56''$  West, 39.91 feet; Course 56, thence South  $14^{\circ}36'39''$  East, 42.26 feet; Course 57, thence South  $40^{\circ}20'23''$  East, 57.10 feet;

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**Cypress Bluff CDD Parcel (Continued)**

Course 58, thence South 59°04'18" East, 52.23 feet; Course 59, thence South 13°07'44" East, 44.38 feet; Course 60, thence South 24°46'40" East, 56.39 feet; Course 61, thence South 26°06'15" East, 32.51 feet; Course 62, thence South 02°12'11" West, 41.80 feet; thence South 45°09'13" East, departing said boundary line, 35.48 feet to the Northeast corner of those lands described and recorded in Official Records Book 14863, page 469, of said current Public Records; thence North 89°59'26" West, along the Northerly line of said Official Records Book 14863, page 469, a distance of 70.00 feet to the Northwest corner thereof; thence South 00°00'34" West, along the Westerly line of last said lands, 65.00 feet to the Southwest corner thereof; thence South 89°59'26" East, along the Southerly line of said lands, 70.00 feet to the Southeast corner thereof, said corner lying on said Southwesterly right of way line of R.G. Skinner Parkway; thence South 00°00'34" West, along said Southwesterly right of way line, 107.34 feet to a point lying on the Southerly terminus of said R.G. Skinner Parkway; thence South 89°59'26" East, departing said Southwesterly right of way line and along said Southerly terminus, 110.00 feet to a point lying on the Southerly line of said Official Records Book 14340, page 1809; thence Easterly and Northerly along the Southerly and Easterly lines of last said lands the following 62 courses: Course 1, thence South 00°00'34" West, departing said Southerly terminus, 145.55 feet; Course 2, thence South 89°59'26" East, 2280.15 feet; Course 3, thence North 07°41'27" West, 12.17 feet; Course 4, thence North 20°26'25" West, 28.98 feet; Course 5, thence North 06°37'03" East, 35.94 feet; Course 6, thence North 26°09'20" East, 47.24 feet; Course 7, thence North 10°50'26" East, 18.12 feet; Course 8, thence North 19°27'45" East, 19.37 feet; Course 9, thence North 10°56'37" East, 57.23 feet; Course 10, thence North 31°50'19" West, 53.99 feet; Course 11, thence North 25°51'04" West, 36.99 feet; Course 12, thence North 29°13'43" West, 21.65 feet; Course 13, thence North 71°51'12" West, 34.33 feet; Course 14, thence North 04°17'54" East, 38.72 feet; Course 15, thence North 00°16'03" East, 31.09 feet; Course 16, thence North 16°06'04" East, 32.18 feet; Course 17, thence North 20°33'04" West, 21.97 feet; Course 18, thence North 56°02'19" West, 40.42 feet; Course 19, thence North 02°24'10" West, 36.61 feet; Course 20, thence North 02°52'24" East, 35.41 feet; Course 21, thence North 00°06'57" East, 45.28 feet; Course 22, thence North 08°57'28" East, 54.79 feet; Course 23, thence North 06°50'55" West, 38.58 feet; Course 24, thence North 14°46'17" East, 32.02 feet; Course 25, thence North 24°38'30" East, 38.36 feet; Course 26, thence North 21°16'45" East, 42.29 feet; Course 27, thence North 46°41'48" East, 24.93 feet; Course 28, thence North 09°37'57" East, 38.41 feet; Course 29, thence North 40°13'50" East, 35.75 feet; Course 30, thence North 25°36'12" East, 31.37 feet; Course 31, thence North 21°18'20" East, 52.69 feet; Course 32, thence North 30°51'04" West, 51.14 feet; Course 33, thence North 62°04'55" West, 46.62 feet; Course 34, thence North 18°00'39" West, 57.14 feet; Course 35, thence North 25°51'03" West, 51.16 feet; Course 36, thence North 64°02'20" West, 56.18 feet; Course 37, thence North 64°31'59" West, 44.40 feet; Course 38, thence North 45°11'49" West, 58.29 feet; Course 39, thence North 37°43'23" West, 68.80 feet; Course 40, thence North 02°41'36" West, 88.50 feet; Course 41, thence North 02°06'49" West, 73.09 feet; Course 42, thence North 04°53'38" East, 86.05 feet; Course 43,



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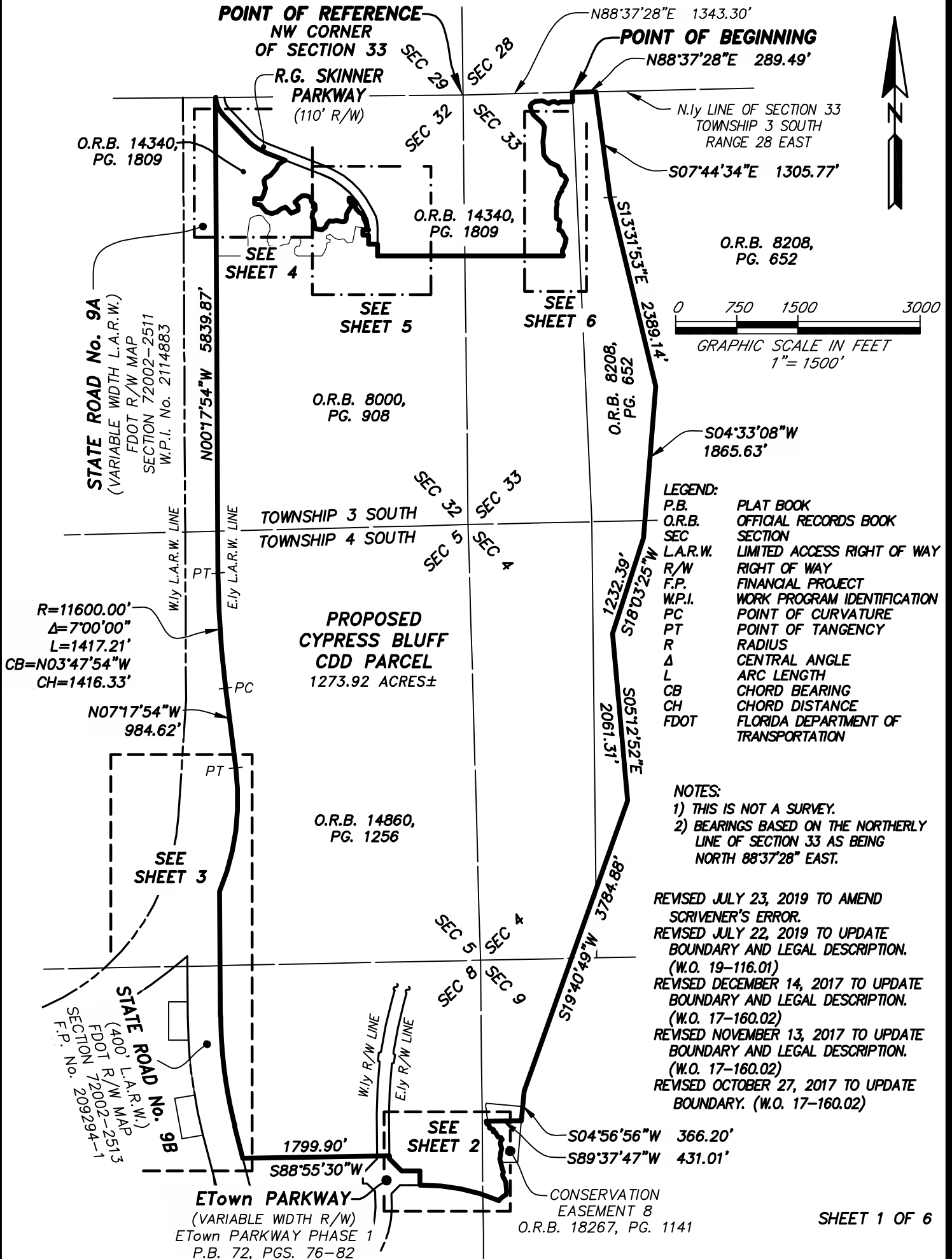
**Cypress Bluff CDD Parcel (Continued)**

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

Containing 1273.92 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

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



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

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

SCALE: 1"=1500'

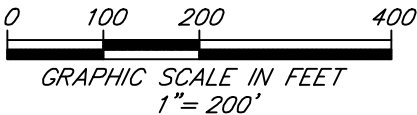
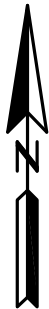
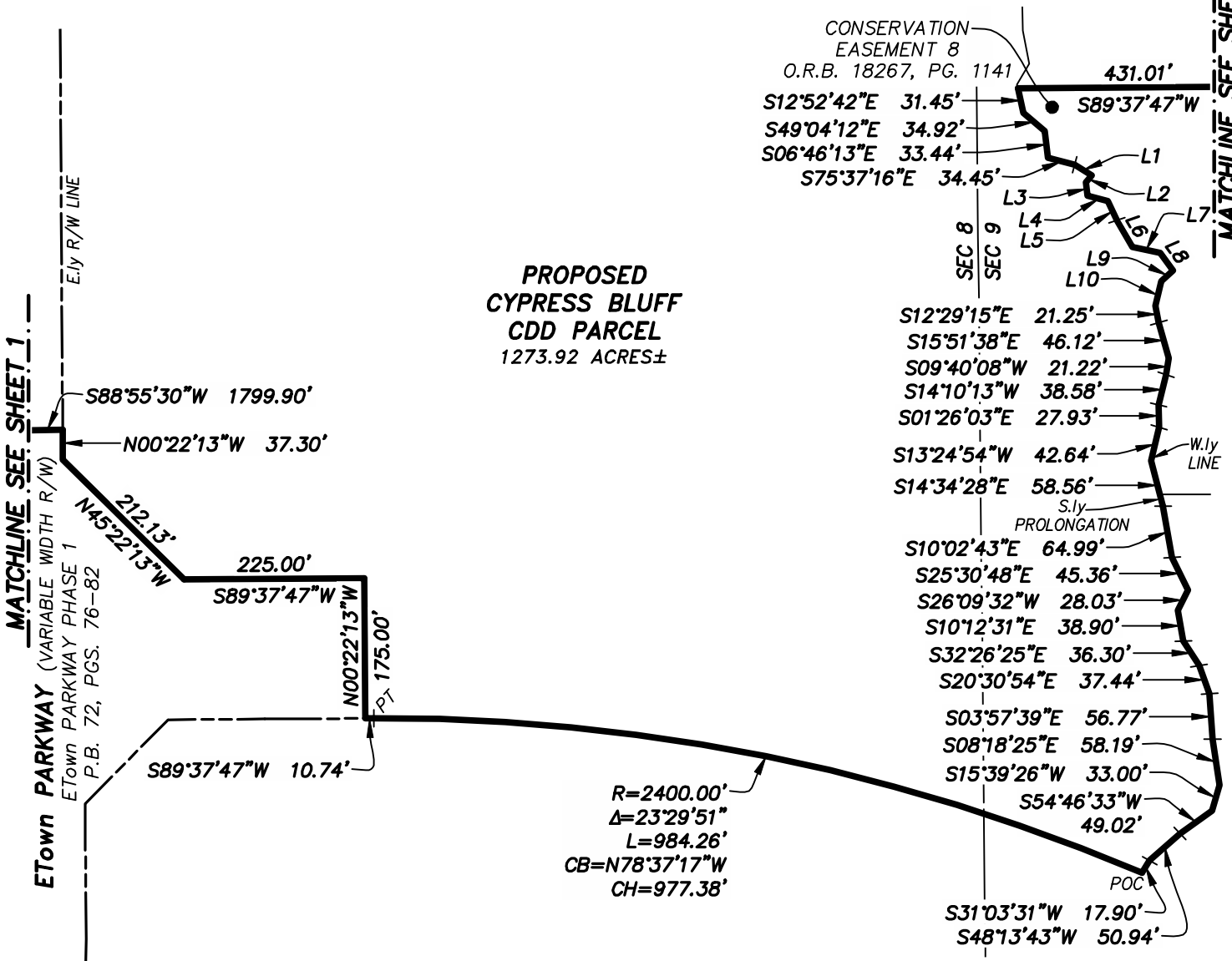
DATE: SEPTEMBER 1, 2017



Digital Signature  
By: Damon J.  
Kelly, PSM

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

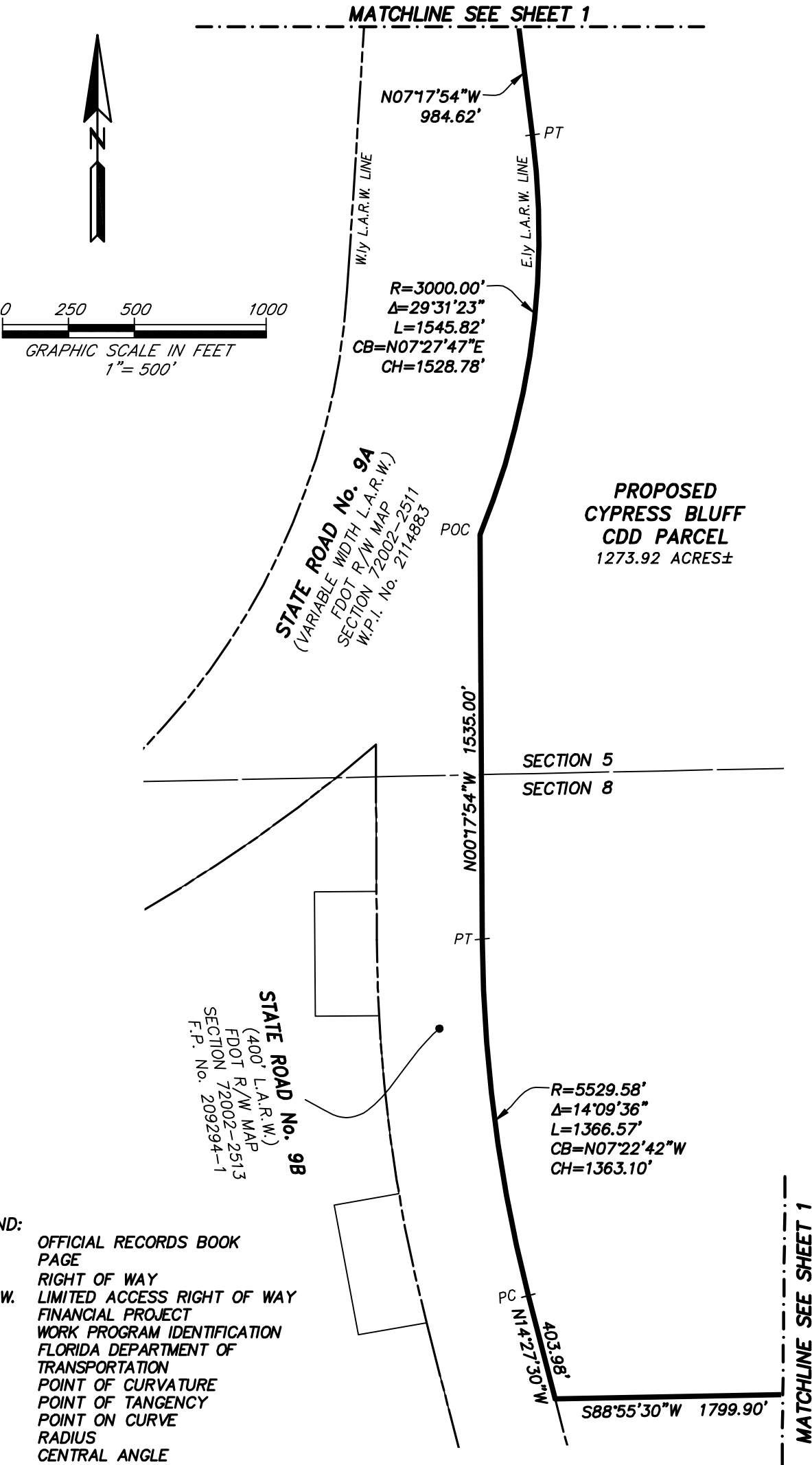
A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



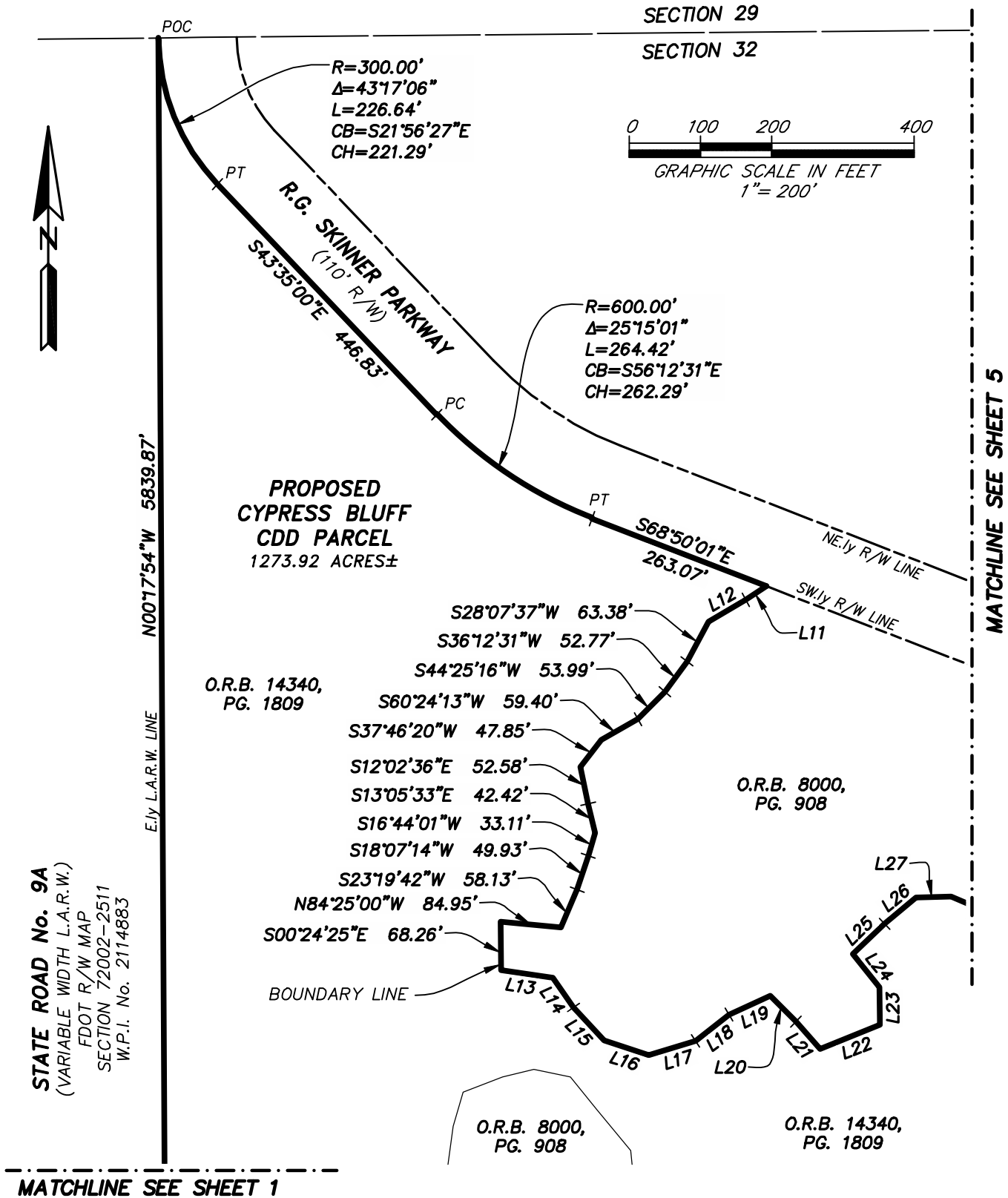
**LEGEND:**  
P.B. PLAT BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
SEC SECTION  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
L1 TABULATED LINE DATA

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

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



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



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

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

LEGEND:

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

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

PC

NE 1/4 R/W LINE

SW 1/4 R/W LINE

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

L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43, L44, L45, L46, L47, L48, L49, L50, L51

O.R.B. 8000, PG. 908

O.R.B. 14340, PG. 1809

O.R.B. 14863, PG. 469

O.R.B. 14340, PG. 1809

BOUNDARY LINE

NW COR

NE COR

SW COR

SE COR

S.1y TERMINUS

S.1y LINE

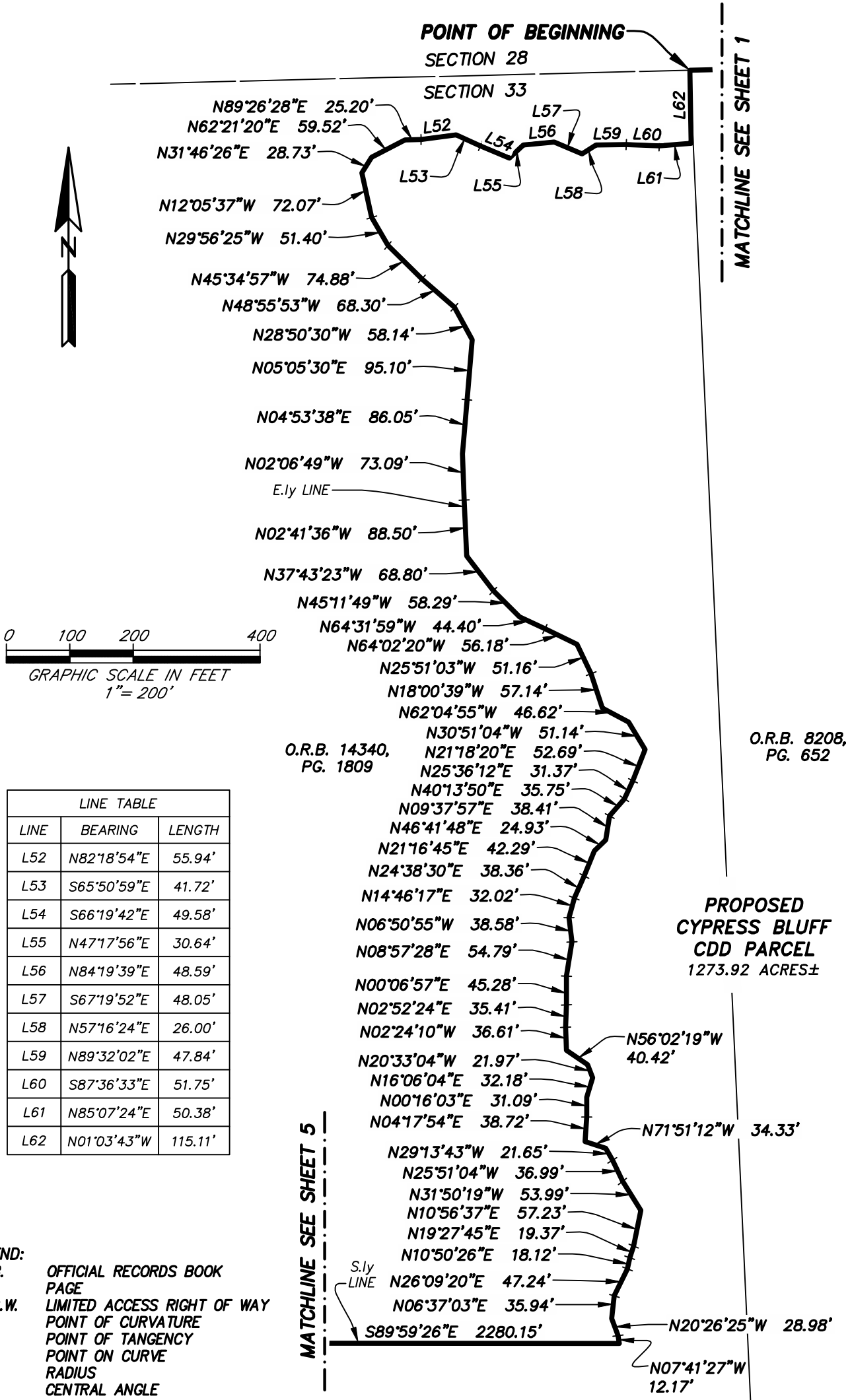
**PROPOSED CYPRESS BLUFF**

Bearings and Distances:  
 S71°57'16"E 51.30'  
 S45°25'16"E 54.76'  
 S19°52'56"W 39.91'  
 S14°36'39"E 42.26'  
 S40°20'23"E 57.10'  
 S59°04'18"E 52.23'  
 S13°07'44"E 44.38'  
 S24°46'40"E 56.39'  
 S26°06'15"E 32.51'  
 S02°12'11"W 41.80'  
 S45°09'13"E 35.48'  
 S00°00'34"W 107.34'  
 S89°59'26"E 70.00'  
 S89°59'26"E 110.00'  
 S00°00'34"W 145.55'  
 S89°59'26"E 2280.15'  
 S00°00'34"W 65.00'  
 S00°00'34"W 107.34'

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

CAD FILE: I:\Survey\RMProj\Davis 9B Interchange Land\Sketches\E-Town\QDD Parcel Rev3.dwg

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



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

SHEET 6 OF 6  
SEE SHEET 1 FOR NOTES.

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

# Cypress Bluff Community Development District

**EXHIBIT 4**

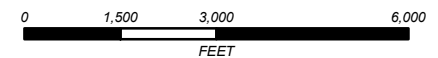
## EXISTING/FUTURE LAND USE

6/16/2021

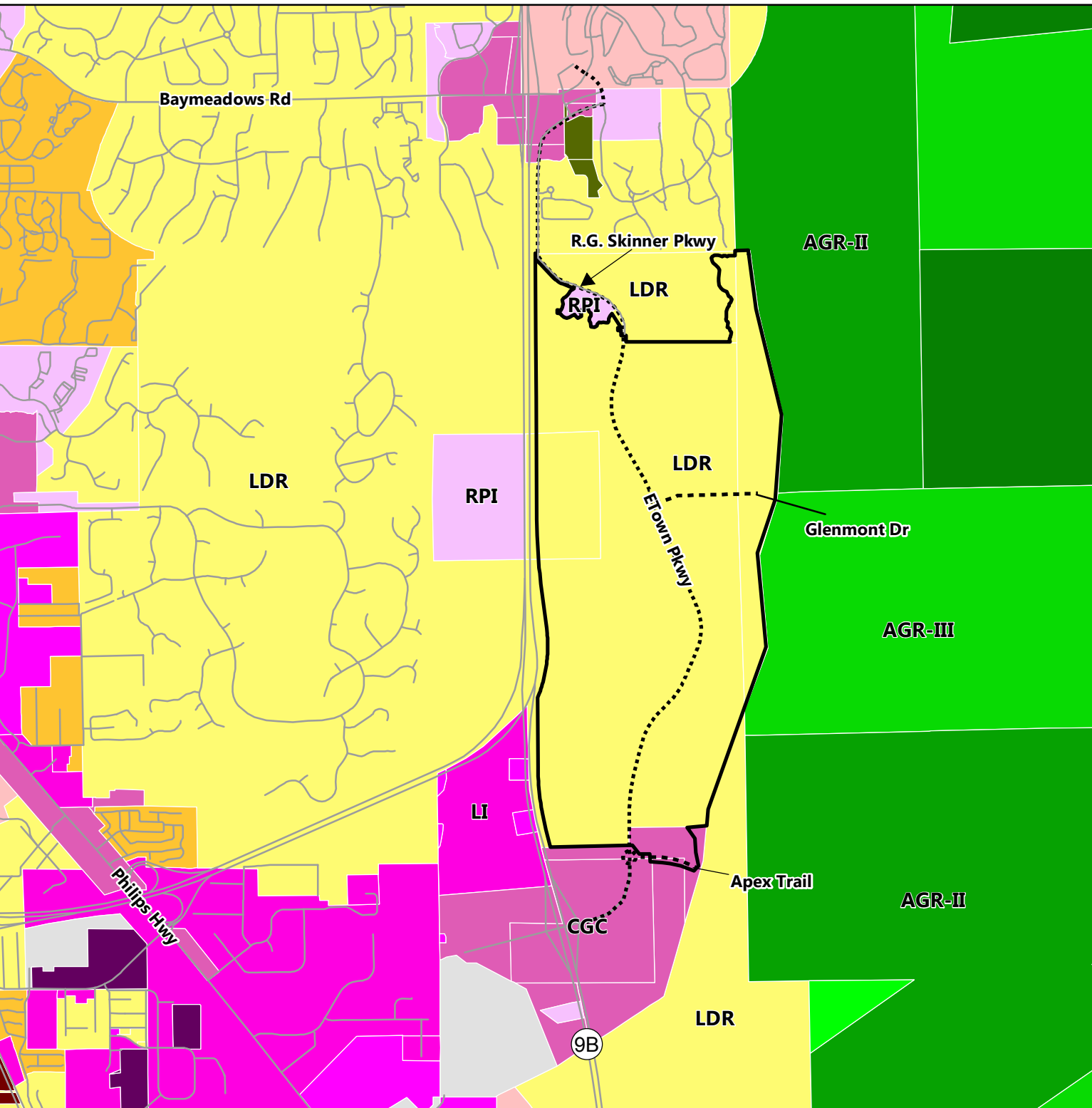
### LEGEND



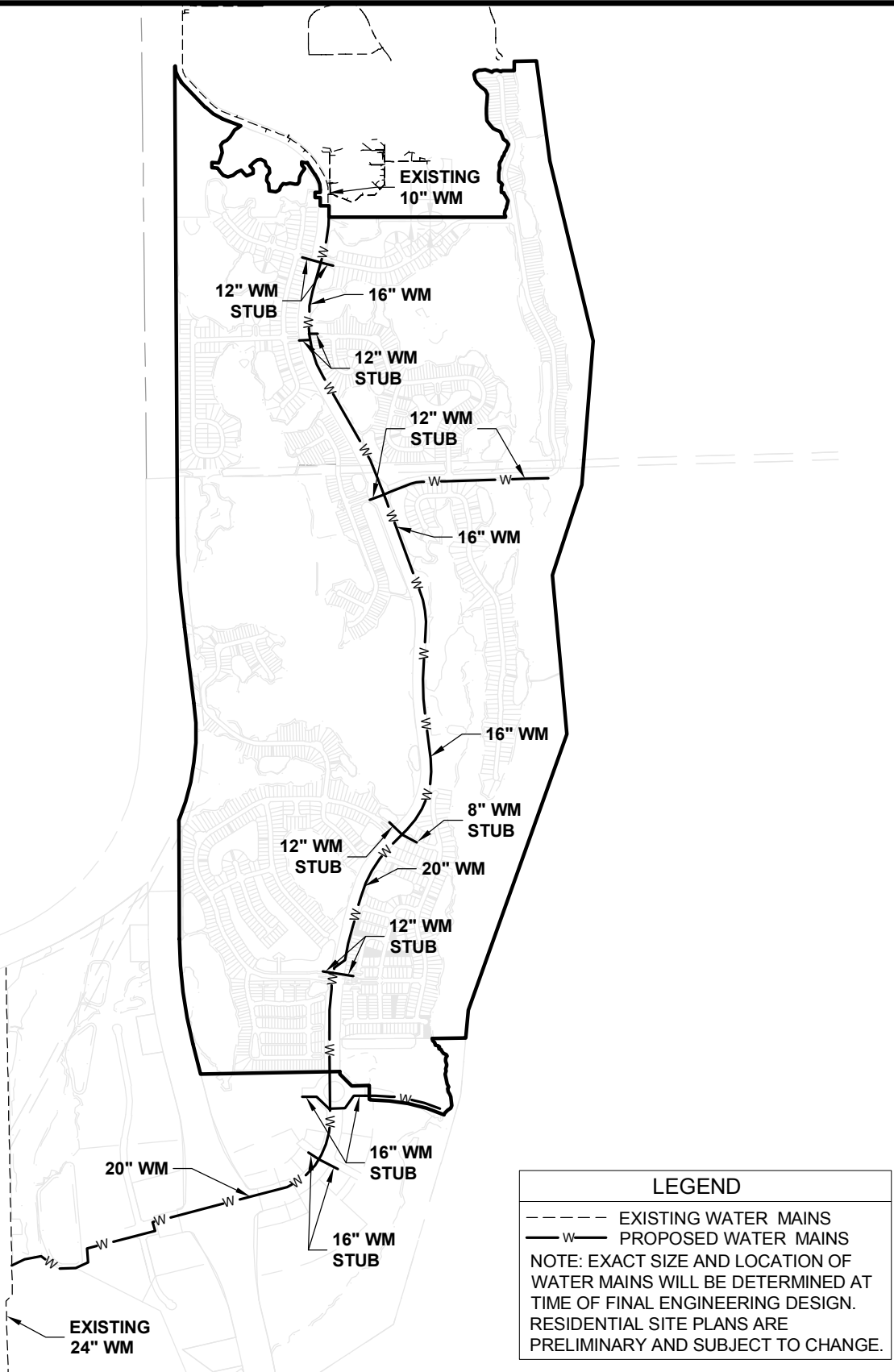
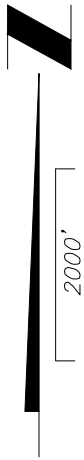
Amended Cypress Bluff CDD



Source: ETM, Duval County







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

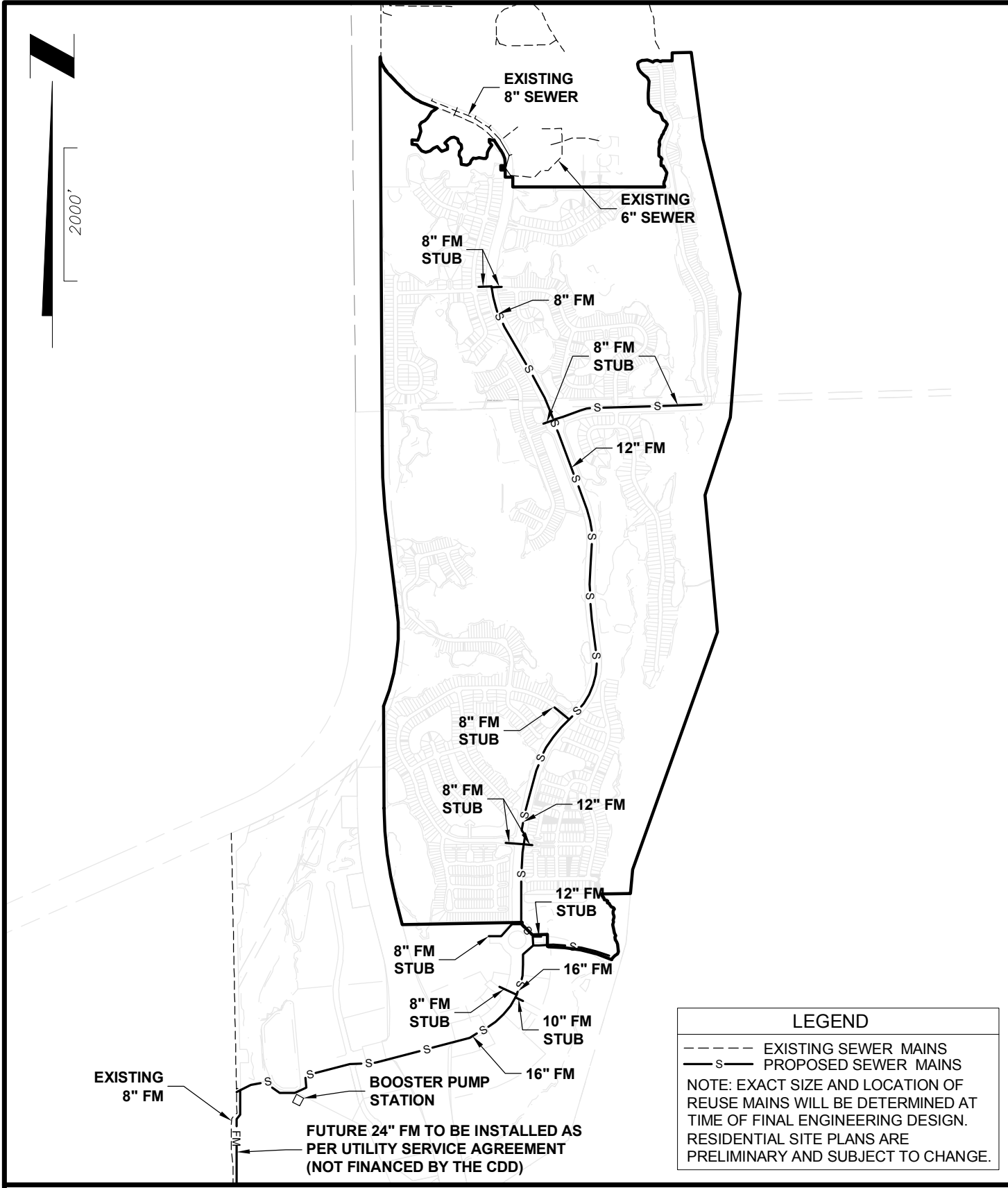


VISION - EXPERIENCE - RESULTS  
ENGLAND - THIMS & MILLER, INC.

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

## EXHIBIT 5 PAGE 1 OF 3

### MASTER WATER PLAN CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT



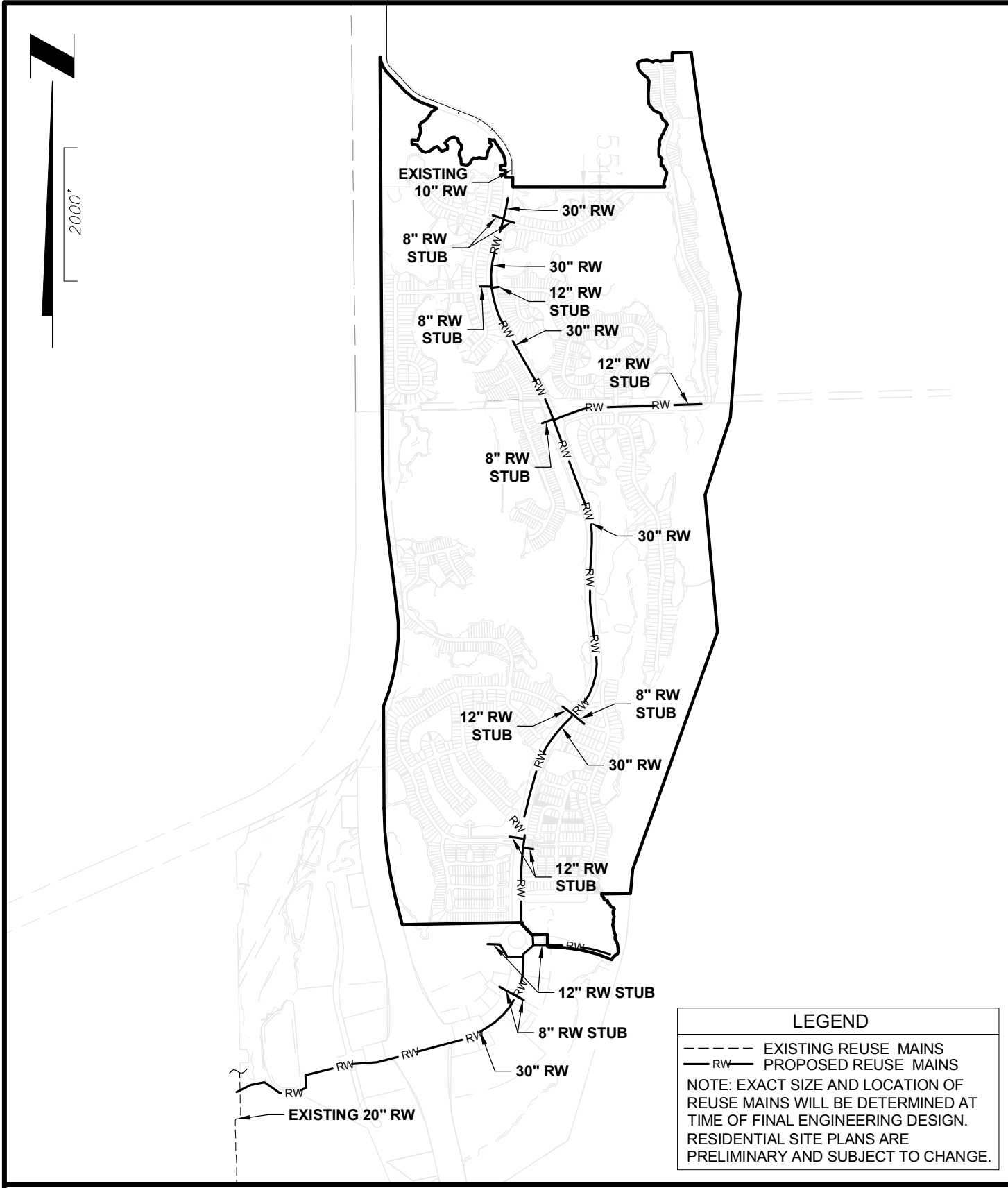
VISION - EXPERIENCE - RESULTS  
 ENGLAND - THIMS & MILLER, INC.

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

## EXHIBIT 5 PAGE 2 OF 3

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

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



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

14775 Old St. Augustine Road, Jacksonville, FL 32258  
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CA - 00002584 LC - 0000316

## EXHIBIT 5 PAGE 3 OF 3

### MASTER REUSE PLAN CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

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

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

**Notes:**

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

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

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

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

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

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

**Notes:**

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

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

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

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

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

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

COJ = City of Jacksonville

CDD = Community Development District

JEA = Jacksonville Electric Authority

HOA = Home Owners Association

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

**EXHIBIT 7**  
**COST ESTIMATE SHEET**  
**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

---

<b>ORIGINAL BOUNDARY INFRASTRUCTURE</b>	<b>Total</b>
1. E-Town Parkway/R.G. Skinner Parkway Landscape/Irrigation	\$1,035,000
2. E-Town Parkway/R.G. Skinner Parkway Hardscape/Signage	\$172,500
3. E-Town Parkway/R.G. Skinner Parkway Fencing	\$949,929
4. E-Town Parkway/R.G. Skinner Electric/Street Lighting	\$2,587,500
5. E-Town Parkway/R.G. Skinner Ancillary Infrastructure	\$5,960,000
6. Utilities (Water, Sewer, Electrical, Street Lighting) <sup>1,2</sup>	\$4,027,345
7. Recreational Improvements <sup>3</sup>	\$7,728,000
8. Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$1,235,761
9. Glenmont Drive, Drainage, Utilities, Electric, and Lighting	\$1,300,000
10. Glenmont Drive Engineering, Permitting, Planning, CEI, Etc.	\$130,000
<b>TOTAL COSTS</b>	<b>\$25,126,034</b>

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

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

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

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

<b>2019 BOUNDARY AMENDMENT ADDITIONAL INFRASTRUCTURE</b>	<b>Total</b>
1. Apex Trail Roadway, Drn., and Water, Sewer Infrastructure (Master)	\$2,530,000
2. Apex Trail Landscape/Irrigation (Master)	\$64,800
3. Apex Trail Electric/Street Lighting (Master)	\$143,750
4. Apex Trail Engineering, Permitting, Planning, CEI, Etc. (Master)	\$240,000
<b>TOTAL COSTS</b>	<b>\$2,978,550</b>

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

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

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

## **EXHIBIT B**

*Supplemental Assessment Methodology Report for the Special Assessment Revenue Bonds  
Series 2021, dated October 22, 2021*

# **Cypress Bluff Community Development District**

## **Supplemental Assessment Methodology Report**

**October 14, 2021**

**Prepared by**

**Governmental Management Services, LLC**

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## **1.0 Introduction**

### **1.1 Purpose**

The Methodology described herein quantifies the special benefits to properties in the District that are derived as a result of the installation of infrastructure facilities and equitably allocates those costs incurred by the District to provide these benefits to properties in the District.

The District has adopted a Capital Improvement Program ("Improvement Plan" or "CIP") that will allow for the development of property within the District as described in the District Engineer's Report, as amended, dated September 2019 which was prepared by England, Thims and Miller (the "Engineer's Report"). On August 20, 2018, the District approved its Master Special Assessment Methodology Report describing the methodology to allocate debt over the approximately 1,249.73 total acres and 583 developable acres located in The City of Jacksonville ("Jacksonville" or "COJ"), Florida that will receive special benefit from the proposed CIP to be installed in the District. In 2019, the District filed a boundary amendment petition with the County to modify the boundaries of the District. Pursuant to Ordinance 2019-599-E of the County Commission, the District's boundaries were modified to add 24.19 acres thereby expanding the boundaries to include 1,273.9 acres. The Development is planned for 1,999 residential lots which include 519 Active Adult lots.

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

This report will supplement the Master Special Assessment Methodology Report dated May 25, 2021, as amended, and as adopted by the Board of Supervisors as it relates to the Master CIP, defined herein, (the "Master Report").

## **1.2 Scope of the Report**

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

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

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

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

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Improvements. However, these are incidental to the Improvement Program, which is designed solely to provide special benefits peculiar to property within the District. Properties outside the District do not depend upon the District's Capital Improvement Program as defined herein to obtain, or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries. Even though the exact value of the benefits provided by the Improvements is difficult to estimate

at this point, it is nevertheless greater than the costs associated with providing same.

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

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

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

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

*Section Five* introduces the Assessment Methodology.

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

#### **2.1 Overview**

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

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

The Development will consist of approximately 1,999 residential homes which includes 519 Active Adult homes.

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

#### **3.1 Engineering Report**

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

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

The CIP includes improvements intended to serve the development consist of improvements associated with the roadway E Town Parkway/Skinner Parkway such as utilities, landscape, hardscape and electric, master recreation improvements, and certain collector roadway improvements

as well as neighborhood improvements ("Improvements"). The CIP is estimated to cost approximately \$96.7 million consisting of \$28.1 million for master infrastructure improvements (the "Master CIP") and \$68.6 million for neighborhood infrastructure improvements (the "Neighborhood CIP"). The Improvements to be constructed, will represent a system of improvements that irrespective of certain exceptions described further in Section 5.3 of this Report, will provide benefits to all lands within the District. The value of the special benefits that are provided by the CIP are greater than the District's costs of providing these benefits and the assessments levied to support the costs as shown in **Table 2. Table 3** provides for the cost estimates of the Master CIP.

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

### **4.1 Overview**

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

In February 2019, the District issued the Series 2019 Bonds in the principal amount of \$11,565,000 to fund a portion of the District's CIP. In April 2020, the District issued the Series 2020 Bonds in the principal amount of \$7,705,000 to fund a portion of the District's CIP. The District may issue additional bonds for development of future phases and improvements.

### **4.2 Series 2021 Bonds**

The Series 2021 Bonds have an issuance date of October 29, 2021. The Series 2021 Bonds will be repaid with thirty principal installments commencing on May1, 2022 with interest paid semiannually every November 1 and May 1, maturing May 1, 2051. The Series 2021 Assessment Area planned for two (2) Active Adult units and 148 residential units will fully absorb the 2021 debt assessments.

The Series 2021 Bonds are issued at a par amount of \$2,080,000, with an average coupon interest rate of 3.67%. The maximum net annual debt service for the Series 2021 Bonds is \$115,450.

The difference between the par amount of bonds and the construction funds consists of costs of issuance including underwriter's discount and professional fees associated with debt issuance, and debt service reserve funds.

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

## **5.0 Assessment Methodology**

### **5.1 Overview**

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

### **5.2 Assigning Debt**

The current development plan for the District projects construction of infrastructure for approximately 1,999 residential homes, which includes 519 Active Adult homes.

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

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

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

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

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

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

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

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

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

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

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

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

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

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. Further, the debt allocation will not be affected.

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

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

### **5.5 True-Up Mechanism**

In order to assure that the District's debt will not build up on the unsold acres and to assure the requirements that the non-ad valorem special assessments will be constitutionally lienable on the property and will continue to be met, the District shall apply the true-up provisions which ensures the debt per acre remaining on the unplatted developable land is never allowed to increase above its maximum level of debt per acre.

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

Furthermore, each landowner may be subject to a separate True Up Agreement.



## **5.6 Assessments Allocated by the Series 2020 Methodology Report Remains Unchanged**

The Supplemental Assessment Methodology Report for the Special Assessment Revenue Bonds – Series 2020 dated April 13, 2020 ("Series 2020 Methodology Report") assigned the Series 2020 debt to parcels with the District based on an anticipated number of units as reflected on Table 5 of the Series 2020 Methodology Report. Certain parcels are currently developing a greater number of units than initially planned. Rather than divide the Series 2020 Bond Principal Assessment by the greater number units, it is the intent of the District to allocate the Series 2020 Assessments to only the units identified in the Series 2020 Methodology Report of a first platted, first assigned basis, and allocate any additional units Series 2020 Assessments as reflected in **Table 5** of this report

## **5.7 Additional Stipulations**

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

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

	<u>2021 Project</u>	<u>2020 Project</u>	<u>2019 Project</u>	<u>Totals</u>
Active Adult	2	172	346	520 <sup>(1)</sup>
Residential Lots	148	555	777	1,480
<b>Total</b>	<u>150</u>	<u>727</u>	<u>1,123</u>	<u>2,000 <sup>(1)</sup></u>

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

(1) Actual unit count for Actual Adult is 519 units and actual total unit count is 1,999 units. However, the 2019 Project included one unit that was not platted and will result in a True-Up. Therefore, the total actual unit count is 1,999 but bonds have been or are anticipated to be issued on a total of 2,000 units.

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

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

<u>Financing Mechanisms</u>	<u>Active Adult</u>	<u>Other Single Family Residential</u>	<u>Total Value/Amount</u>
Recreation Infrastructure		\$9,755,000	\$9,755,000 (1)
Other Infrastructure - Utilities, Landscape, Hardscape and Electric	\$6,688,500	\$19,036,500	\$25,725,000 (2)
<b>Total -</b>	<b>\$6,688,500</b>	<b>\$28,791,500</b>	<b>\$35,480,000</b>

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

(2) Applies to all units.

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

#### RECREATION INFRASTRUCTURE

<u>Land Use :</u>	<u>Number of Units</u>	<u>ERU Factor</u>	<u>Total ERU's</u>	<u>Total Recreation Benefit</u>	<u>Recreation Benefit Per ERU</u>
Active Adult	520	-	-	0	\$ -
Residential Lots	1,480	1.00	1,480	\$ 9,755,000	\$ 6,591
<b>GRAND TOTALS</b>	<b>2,000</b>			<b>\$ 9,755,000</b>	

#### OTHER INFRASTRUCTURE

<u>Land Use :</u>	<u>Number of Units</u>	<u>ERU Factor</u>	<u>Total ERU's</u>	<u>Total Other Benefit</u>	<u>Other Benefit Per ERU</u>
David					
Active Adult	520	1.00	520	\$ 6,688,503	12,863
Residential Lots	1,480	1.00	1,480	\$ 19,036,514	12,863
<b>GRAND TOTALS</b>	<b>2,000</b>			<b>\$ 25,725,017</b>	

#### TOTALS

<u>Land Use :</u>	<u>Number of Units</u>	<u>Recreation Benefit / Unit</u>	<u>Other Benefit / Unit</u>	<u>Total Benefit / Unit</u>	<u>Total Proposed Debt / Unit</u>
Active Adult	520	\$ -	12,863	\$ 12,863	\$ 6,756
Residential Lots	1,480	\$ 6,591	12,863	\$ 19,454	\$ 13,963

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

Prepared By

Governmental Management Services, LLC

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

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

<b><u>Master Infrastructure Improvements :</u></b>	<b><u>Total Cost Estimates</u></b>
E-Town parkway/R.G. Skinner Parkway Utilities, Landscape, Hardscape and Electric	\$15,968,034
Master Recreation Improvements	\$7,728,000
Apex Trail Roadway Utilities, LS/HS and Electric	\$1,430,000
Glenmont Drive Roadway Utilities, LS/HS and Electric	\$2,978,550
<b>Total</b>	<b><u><u>\$28,104,584</u></u></b>

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

Information provided by England, Thims & Miller Inc. Capital Improvement Plan Report dated June, 2021

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

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

<u><b>Sources</b></u>	<b>Bond Series 2021</b>
Bond Proceeds - par	\$2,080,000
<b>Total Sources</b>	<b>\$2,080,000</b>
<u><b>Uses</b></u>	
Project Fund Deposits	
Project Fund	\$1,797,275
Other Fund Deposits	
Debt Service Reserve Fund @50% of MADS	\$57,725
Capitalized Interest	\$0
Delivery Date Expenses	
Cost of Issuance	\$175,000
Underwriter's Discount	\$50,000
<b>Total Uses</b>	<b>\$2,080,000</b>

<b>Principal Amortization Installments</b>	<b>30</b>
<b>Average Coupon Rate</b>	<b>3.67%</b>
<b>Par Amount</b>	<b>\$2,080,000</b>
<b>Maximum Annual Debt Service (net)</b>	<b>\$115,450</b>

Provided by MBS Capital Markets, LLC.

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

Prepared By  
Governmental Management Services, LLC



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

**ACTIVE ADULT LOTS**

Owner (Parcel)	Developable Acres	Units	Series 2021 Bond Principal Assessment	Maximum Debt Per Acre
Del Webb (E-3b)	0.5	2	\$13,512	\$27,025

**RESIDENTIAL LOTS**

Owner (Parcel)	Developable Acres	Units	Series 2021 Bond Principal Assessment	Maximum Debt Per Acre
David Weekley Homes (E-10)	12.3	97	\$1,354,387	\$110,113
David Weekley Homes (E-7c)	6	24	\$335,106	\$55,851
Toll Brothers (E-8b)	6.75	27	\$376,994	\$55,851

Prepared By

Governmental Management Services, LLC

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

<u>Development Type :</u>	<u>Number of Planned Units</u>	<u>ERU Factor</u>	<u>Total ERU's</u>	<u>2021 Par Debt</u>	<u>2021 Annual Net Assessment</u>	<u>Per Unit 2021 Annual Net Assessment</u>	<u>2021 Annual Gross Assessment Per Unit (1)</u>
<b>Residential Single Family:</b>							
Active Adult Lots	2	1.00	2.00	\$ 13,512	\$6,756	\$ 375	\$ 405
Residential Lots	148	1.00	148.00	\$ 2,066,488	\$13,963	\$ 775	\$ 838
<b>Total</b>	<u>150</u>			<u>\$2,080,000</u>	<u>\$114,700</u>	<u>\$ 775</u>	<u>\$ 838</u>
					<u>\$115,450</u>		

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

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

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

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

<u>Property</u>	<u>Debt Assessment</u>
See Attached Legal	\$2,080,000

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



**EXHIBIT C**  
Legal Description

**EXHIBIT D**  
**Maturities and Coupons of Series 2021 Bonds**

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Term Bond due 2026	220,000.00	99.787	2.300%	2.551	94.60
Term Bond due 2031	255,000.00	99.054	2.875%	7.545	209.10
Term Bond due 2041	645,000.00	99.572	3.300%	15.289	922.35
Term Bond due 2051	925,000.00	103.767	4.000%	25.338	758.50
	2,045,000.00			17.498	1,984.55

**EXHIBIT E**  
Sources and Uses of Funds for Series 2021 Bonds

**SOURCES AND USES OF FUNDS**

Cypress Bluff Community Development District  
(City of Jacksonville, Florida)  
Special Assessment Bonds, Series 2021  
PRICING DATE: October 21, 2021  
FINAL PRICING NUMBERS

Dated Date	10/29/2021
Delivery Date	10/29/2021

Sources:

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Bond Proceeds:	
Par Amount	2,045,000.00
Net Premium	29,203.25
	<hr/>
	2,074,203.25

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Uses:

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Project Fund Deposits:	
Project Fund	1,795,078.25
Other Fund Deposits:	
Debt Service Reserve Fund @ 50% of MADS	57,625.00
Delivery Date Expenses:	
Cost of Issuance	171,500.00
Underwriter's Discount	50,000.00
	<hr/>
	221,500.00
	<hr/>
	2,074,203.25

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**EXHIBIT F**  
**Annual Debt Service Payment Due on Series 2021 Bonds**

**BOND DEBT SERVICE**

Cypress Bluff Community Development District  
(City of Jacksonville, Florida)  
Special Assessment Bonds, Series 2021  
PRICING DATE: October 21, 2021  
FINAL PRICING NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
10/29/2021						2,045,000	2,045,000
05/01/2022	40,000	2.300%	35,730.77	75,730.77		2,005,000	2,005,000
11/01/2022			34,878.13	34,878.13	110,608.90	2,005,000	2,005,000
05/01/2023	45,000	2.300%	34,878.13	79,878.13		1,960,000	1,960,000
11/01/2023			34,360.63	34,360.63	114,238.76	1,960,000	1,960,000
05/01/2024	45,000	2.300%	34,360.63	79,360.63		1,915,000	1,915,000
11/01/2024			33,843.13	33,843.13	113,203.76	1,915,000	1,915,000
05/01/2025	45,000	2.300%	33,843.13	78,843.13		1,870,000	1,870,000
11/01/2025			33,325.63	33,325.63	112,168.76	1,870,000	1,870,000
05/01/2026	45,000	2.300%	33,325.63	78,325.63		1,825,000	1,825,000
11/01/2026			32,808.13	32,808.13	111,133.76	1,825,000	1,825,000
05/01/2027	50,000	2.875%	32,808.13	82,808.13		1,775,000	1,775,000
11/01/2027			32,089.38	32,089.38	114,897.51	1,775,000	1,775,000
05/01/2028	50,000	2.875%	32,089.38	82,089.38		1,725,000	1,725,000
11/01/2028			31,370.63	31,370.63	113,460.01	1,725,000	1,725,000
05/01/2029	50,000	2.875%	31,370.63	81,370.63		1,675,000	1,675,000
11/01/2029			30,651.88	30,651.88	112,022.51	1,675,000	1,675,000
05/01/2030	50,000	2.875%	30,651.88	80,651.88		1,625,000	1,625,000
11/01/2030			29,933.13	29,933.13	110,585.01	1,625,000	1,625,000
05/01/2031	55,000	2.875%	29,933.13	84,933.13		1,570,000	1,570,000
11/01/2031			29,142.50	29,142.50	114,075.63	1,570,000	1,570,000
05/01/2032	55,000	3.300%	29,142.50	84,142.50		1,515,000	1,515,000
11/01/2032			28,235.00	28,235.00	112,377.50	1,515,000	1,515,000
05/01/2033	55,000	3.300%	28,235.00	83,235.00		1,460,000	1,460,000
11/01/2033			27,327.50	27,327.50	110,562.50	1,460,000	1,460,000
05/01/2034	60,000	3.300%	27,327.50	87,327.50		1,400,000	1,400,000
11/01/2034			26,337.50	26,337.50	113,665.00	1,400,000	1,400,000
05/01/2035	60,000	3.300%	26,337.50	86,337.50		1,340,000	1,340,000
11/01/2035			25,347.50	25,347.50	111,685.00	1,340,000	1,340,000
05/01/2036	65,000	3.300%	25,347.50	90,347.50		1,275,000	1,275,000
11/01/2036			24,275.00	24,275.00	114,622.50	1,275,000	1,275,000
05/01/2037	65,000	3.300%	24,275.00	89,275.00		1,210,000	1,210,000
11/01/2037			23,202.50	23,202.50	112,477.50	1,210,000	1,210,000
05/01/2038	70,000	3.300%	23,202.50	93,202.50		1,140,000	1,140,000
11/01/2038			22,047.50	22,047.50	115,250.00	1,140,000	1,140,000
05/01/2039	70,000	3.300%	22,047.50	92,047.50		1,070,000	1,070,000
11/01/2039			20,892.50	20,892.50	112,940.00	1,070,000	1,070,000
05/01/2040	70,000	3.300%	20,892.50	90,892.50		1,000,000	1,000,000
11/01/2040			19,737.50	19,737.50	110,630.00	1,000,000	1,000,000
05/01/2041	75,000	3.300%	19,737.50	94,737.50		925,000	925,000
11/01/2041			18,500.00	18,500.00	113,237.50	925,000	925,000
05/01/2042	75,000	4.000%	18,500.00	93,500.00		850,000	850,000
11/01/2042			17,000.00	17,000.00	110,500.00	850,000	850,000
05/01/2043	80,000	4.000%	17,000.00	97,000.00		770,000	770,000
11/01/2043			15,400.00	15,400.00	112,400.00	770,000	770,000
05/01/2044	85,000	4.000%	15,400.00	100,400.00		685,000	685,000
11/01/2044			13,700.00	13,700.00	114,100.00	685,000	685,000
05/01/2045	85,000	4.000%	13,700.00	98,700.00		600,000	600,000
11/01/2045			12,000.00	12,000.00	110,700.00	600,000	600,000
05/01/2046	90,000	4.000%	12,000.00	102,000.00		510,000	510,000
11/01/2046			10,200.00	10,200.00	112,200.00	510,000	510,000
05/01/2047	95,000	4.000%	10,200.00	105,200.00		415,000	415,000

# BOND DEBT SERVICE

Cypress Bluff Community Development District  
(City of Jacksonville, Florida)  
Special Assessment Bonds, Series 2021  
PRICING DATE: October 21, 2021  
FINAL PRICING NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/01/2047			8,300.00	8,300.00	113,500.00	415,000	415,000
05/01/2048	100,000	4.000%	8,300.00	108,300.00		315,000	315,000
11/01/2048			6,300.00	6,300.00	114,600.00	315,000	315,000
05/01/2049	100,000	4.000%	6,300.00	106,300.00		215,000	215,000
11/01/2049			4,300.00	4,300.00	110,600.00	215,000	215,000
05/01/2050	105,000	4.000%	4,300.00	109,300.00		110,000	110,000
11/01/2050			2,200.00	2,200.00	111,500.00	110,000	110,000
05/01/2051	110,000	4.000%	2,200.00	112,200.00			
11/01/2051					112,200.00		
	2,045,000		1,331,142.11	3,376,142.11	3,376,142.11		

## *SIXTH ORDER OF BUSINESS*



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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September 22, 2021

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

We are pleased to confirm our understanding of the services we are to provide Cypress Bluff Community Development District, City of Jacksonville, Florida ("the District") for the fiscal year ended September 30, 2021. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Bluff Community Development District as of and for the fiscal year ended September 30, 2021. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2021 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

## **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.



With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be

public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT:**

**GMS-NF, LLC  
475 WEST TOWN PLACE, SUITE 114  
ST. AUGUSTINE, FL 32092  
TELEPHONE: 904-940-5850**

Our fee for these services will not exceed \$6,000 for the September 30, 2021 audit unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.


The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cypress Bluff Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

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Antonio J. Grau

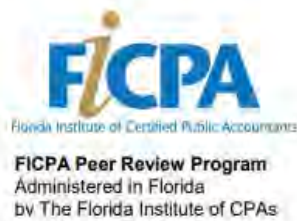
RESPONSE:

This letter correctly sets forth the understanding of Cypress Bluff Community Development District.

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

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

Date: \_\_\_\_\_



February 20, 2020

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,  
*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

## *SEVENTH ORDER OF BUSINESS*

*D.*

*1.*

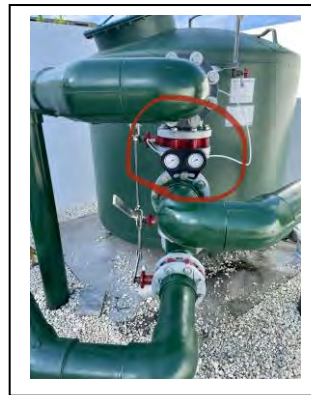


**COMMUNITY MANAGER REPORT 10/26/21**  
**SUBMITTED BY MARCY POLLICINO**

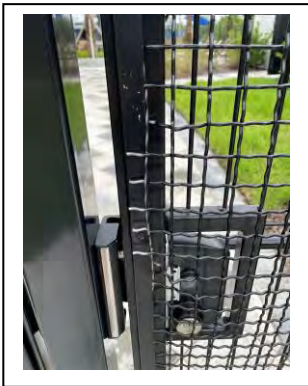
**ReCHARGE UPDATE:**

The chlorine pump has been fixed.

The pool filter gauge was broken, and the filter had a leak. Both have been fixed.



The back pool gate has been fixed:



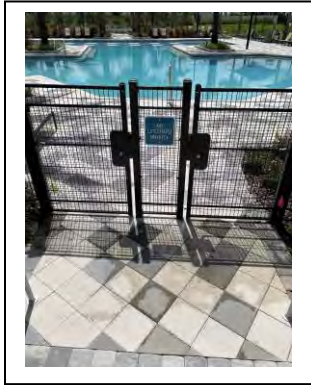
BEFORE



AFTER



A plate was placed on the main pool gate and the side pool gate to help prevent any future issues.



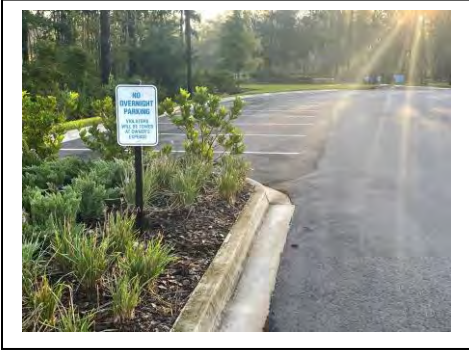
The dog park fence has been completed.



The roof runoff has been placed around the perimeter of the gym. This will keep water from coming into the gym.



Two tow signs have been placed on property:

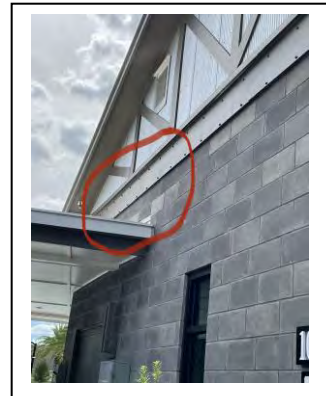
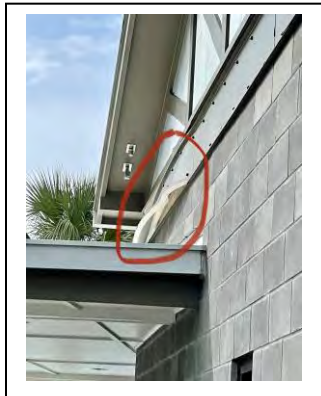


Entrance to ReCHARGE



Dog Park Fence

Siding was coming off the Recharge amenity center. Carlton Construction has fixed the issue.



#### August Amenity Use:

Gym door was opened 1,284 times.  
Rear gym door was opened 26 times.  
Main entry gate was opened 1,406 times.  
Main pool gate was opened 698 times.  
Side pool gate was opened 155 times.

#### September Amenity Use:

Gym door was opened 1,179 times.  
Rear gym door was opened 28 times.  
Main entry gate was opened 1,188 times.  
Main pool gate was opened 566 times.  
Side pool gate was opened 173 times.

## Transaction Report August 2021

CHARGED ON	TRANSACTION AMOUNT	TRANSACTION NOTES	REFUND AMOUNT
8/4/2021	\$40	Key Fob.	\$0
8/6/2021	\$200	Rooftop Patio and Pool Deck rental.	\$0
8/13/2021	\$200	Rooftop and Pool Deck rentals.	\$0
8/24/2021	\$50	Rental deposit for Rooftop Patio.	\$50
8/24/2021	\$50	Pool Deck rental deposit.	\$50
8/27/2021	\$100	Rental fee for Rooftop Patio.	\$0
8/27/2021	\$100	Pool Deck rental fee.	\$0
<b>GRAND TOTAL</b>	<b>\$740</b>		<b>\$100</b>

## Transaction Report September 2021

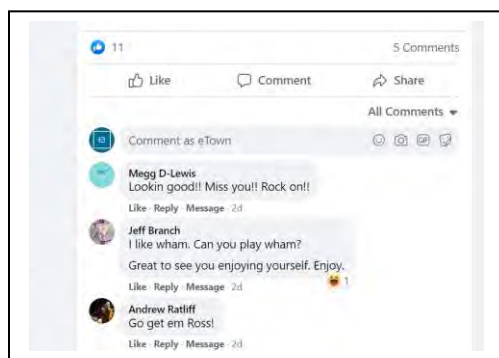
CHARGED ON	TRANSACTION AMOUNT	TRANSACTION NOTES	REFUND AMOUNT
9/2/2021	\$50	Rental deposit.	\$50
9/8/2021	\$50	Rental deposit.	\$50
9/17/2021	\$100	Pool deck rental fee.	\$0
9/9/2021	\$50	Rental deposit.	\$0
9/24/2021	\$50	Rental deposit.	\$50
9/24/2021	\$50	Rental deposit.	\$50
9/27/2021	\$100	Rental deposits for two rentals.	\$100
9/30/2021	\$200	Pool deck and rooftop patio rental fees.	\$0
9/7/2021	\$50	Rental deposit.	\$50
9/17/2021	\$100	Pool deck rental fee.	\$0
9/27/2021	\$50	Rental deposit.	\$0
9/27/2021	\$50	Rental deposit.	\$50
<b>GRAND TOTAL</b>	<b>\$900</b>		<b>\$400</b>

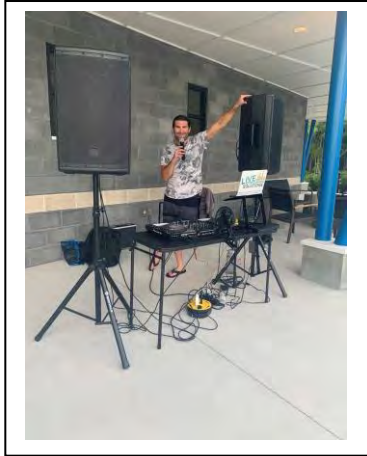
## EVENTS UPDATE:

### DJ Summer Nights

DJ Ross rocked it out poolside as we kicked off the weekend! EZ Eats by Yaya food truck was on site for dinner. Roughly 60 residents attended.

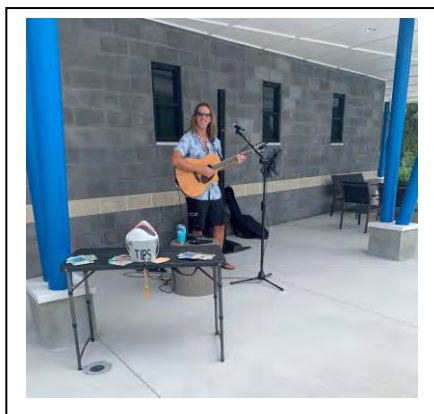
Reaction on social:





### Poolside Music

Residents enjoyed poolside music by Joe Downing. Roughly 40-50 residents participated.



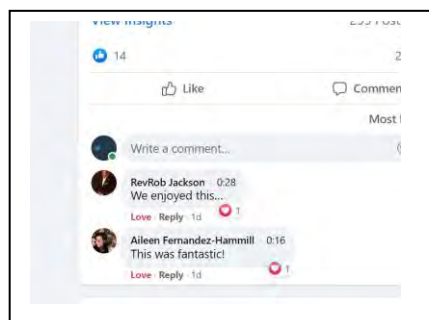
Facebook Comment:



### Polynesian Luau

Prince Pele's Polynesian Revue performed poolside. The show took us on a journey to the islands with different performances including hula dancers and fire twirling. Audience participation was also included! Great fun for all! Two food trucks were on site. 150-60 residents attended.

Reaction on social:



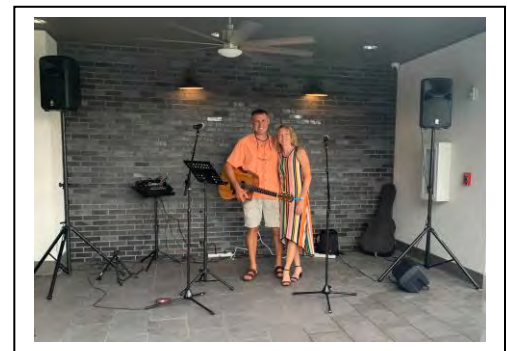
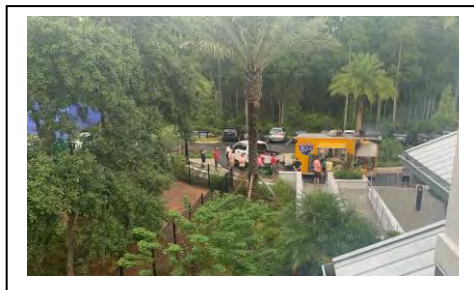
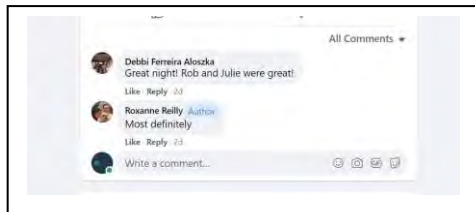
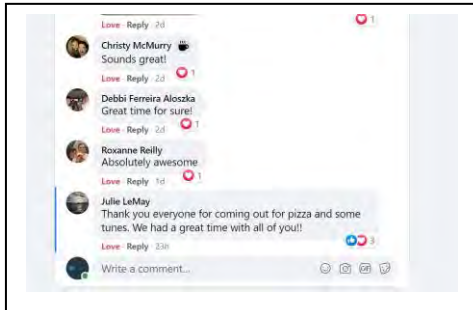




## Pizza Night

Residents Rob & Julie LeMay sang for residents on the rooftop patio. Pie 95 was on site for dinner. 40-60 residents attended plus those that grabbed food to take home.

Reaction on social:

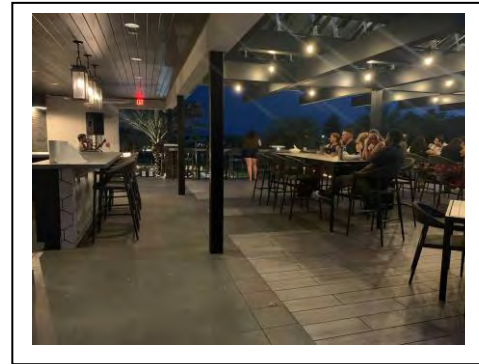


## Food Truck Friday

Resident favorite Dylan Gerard played on the rooftop patio and was joined by Jammass Jax food truck. Jammass Jax sold out of beef! Roughly 50 residents attended while others picked up food to take home.

Reaction on social:





### Ice Cream and Oreos 5K Run

This event was open to the public and we had 148 runners! A land share agreement was enforced between the CDD and the racing vendor. \$157 was donated back to the CDD from this event. Participants had the option to run/walk a 5k or a 1-mile fun run. Everyone received a t-shirt, medal, Oreos, and ice cream from Mister Softee.







### October Wind Down Wednesday

This adult only event takes place the first Wednesday of every month. Rebecca Day performed on the rooftop patio and Joycelyn's Fish & Chicken food truck was on site for dinner. 30 adults came up to listen to the music with additional grabbing food to go. The food truck was open to all residents.

Reaction on social:







**October Events:** Food Truck Friday, Kids Halloween Party

**November Events:** Mixology Class, Food Truck Friday/Holiday Movie Night

### **ACTION ITEMS:**

Please review the attached proposals for holiday lights.

Holiday lights options:

1. M&G Lighting
  - a. Clients must purchase the lights and store them with M&G lighting. This is included in the price. Therefore, each year (if you have the same budget or greater) you will be able to increase the number of lights displayed.
  - b. Cost: \$1,197.46
  - c. The highlighted areas show where the lights and wreath will go:



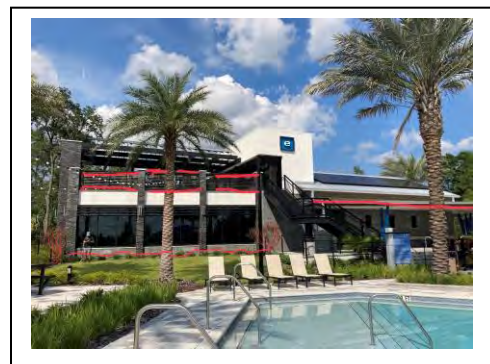
## 2. Hulihan Territory

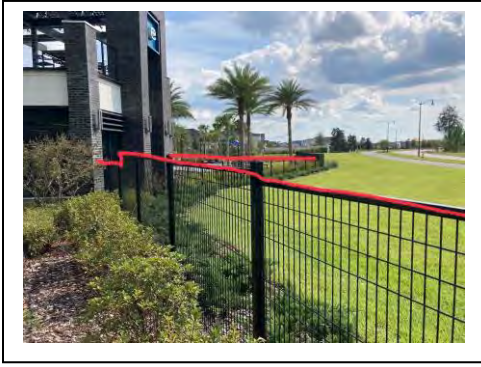
- a. The proposal gives a full scope of Hulihan's picture of what they recommend for lights. Please note we are within budget for the first line item for the "Recharge Building". This is highlighted in yellow on the quote.
- b. Cost: \$1,375 for lighted garland and a lighted wreath.
- c. The highlighted areas show where the garland and wreath would go:



## 3. Light Up Jax

- a. Cost is \$1,300
- b. The highlighted areas show where the lights will go. There is no greenery with this quote.





Please review the attached proposal for electrical work:

1. Timers for the rooftop patio light switches.
  - a. Cost \$575
    - i. Purpose is to eliminate costs when lights/fan are left on all night (when residents use the rooftop patio).
2. Outlet for maintenance golf cart charging.
  - a. Cost \$1,575
    - i. Purpose is to charge the battery operated maintenance golf cart used to work along eTown Parkway in the golf cart parking area and avoid a long extension cord into the pump room.

**LANDSCAPE REPORT:**

1. There is a broken sprinkler line inside the pool gates at Recharge. This has not affected the health of any plants. Sun State will work to fix the line over the winter season.
2. Areas of grass along eTown Parkway have been resodded.
3. Weeds are continuing to be sprayed at Recharge.
4. Dog Park will be cleaned up as the growth is coming back (from the original clean up).
5. The wires on the trees throughout eTown will be removed over the next couple of months.
6. The crepe myrtle trees between Marconi and Del Webb were not able to be saved. They have been removed. The trees will be replaced in the spring as they are under warranty.

2.

## M&G Holiday Lighting

4845 Belle Terre Pkwy

Palm Coast, FL 32164 US

mgbusinessventures@gmail.com



## Estimate

### ADDRESS

E-Town

E-Town - Cypress Bluff CDD

475 West Town Place

Suite 114

St. Augustine, FL 32092

### ESTIMATE

1980

### DATE

09/20/2021

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Holiday Lighting - New Install	Install C7 WW lights to the tops of the 2 small outer columns	1	152.00	152.00
	Holiday Lighting - New Install	Install C7 WW lights to the front and side fascia of the upper peak	1	209.00	209.00
	Holiday Lighting - New Install	Install C7 WW lights to the "e" neighborhood sign	1	166.25	166.25
	Holiday Lighting - New Install	Install 48" pre lit wreath with bow (standard red velvet) below the "e" neighborhood sign	1	238.95	238.95
	Holiday Lighting - New Install	Install C7 WW lights to the forward facing horizontal fascia at the base of the covered 2nd level deck	1	57.00	57.00
	Shipping	Shipping of new product	1	26.00	26.00
	Miscellaneous - Wire - Plugs, Supplies, etc	Miscellaneous - Wire - Plugs, Supplies, etc	1	83.26	83.26
	Removal	Removal of Lights and Decor at the end of the season	1	190.00	190.00
	Storage	Storage of Holiday lights and decor till the next season	1	75.00	75.00

We require a 50% deposit to confirm and schedule the installation

TOTAL

**\$1,197.46**

Accepted By

Accepted Date

Hulihan Territory, Inc.  
1177 Atlantic Boulevard  
Atlantic Beach, FL 32233 US  
(904) 285-8505

## Estimate



### ADDRESS

Marcy Pollicino  
Cypress Bluff CDD  
Recharge Amenity Center

### SHIP TO

Marcy Pollicino  
Cypress Bluff CDD  
Recharge Amenity Center

ESTIMATE #	DATE	
8367	09/16/2021	

QTY	ACTIVITY	DESCRIPTION	AMOUNT
1	<b>Christmas Installation</b>	Recharge building: (1) 60" lit wreath @ 425.00 = 425 (10) lit garland @ 95.00 = 950.00	1,375.00
1	<b>Christmas Installation</b>	Front of amenity center: (5) Sylvester palms with warm white minis @ 300.00 = 1500.00	1,500.00
1	<b>Christmas Installation</b>	Entrance sign: (4) lit garland @ 95.00 = 380.00 (4) Sylvester palms with warm white minis @ 300.00 = 1200.00 MB	1,580.00

Please review the attached estimate. Feel free to contact us with any questions. We look forward to working with you.

TOTAL

**\$4,455.00**

Sincerely,  
Hulihan Territory, Inc.

Accepted By

Accepted Date

**\*\*PAST DUE ACCOUNTS ARE SUBJECT TO A SERVICE CHARGE OF \$20.00 PER MONTH \*\***

**\*\*\*\*PAYMENT DUE ON RECEIPT\*\*\*\***

If you wish to pay by credit card, please call our office at 285-8505. We accept MasterCard, Visa and Discover.

Thank you for your business!



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# Holiday Lighting: E -Town Amenity Center

Estimate

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**Estimate #000001**

October 6, 2021

**Customer**

Cypress Bluff CDD

mpollicino@vestapropertyservices.com

**Date of service**

October 6, 2021

**Message**

We look forward to working with you. Please let us know if there are any questions or concerns.

Thanks.

Christmas Light Installation	\$1,300.00
<hr/>	
Subtotal	\$1,300.00
<hr/>	
<b>Total</b>	<b>\$1,300.00</b>

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Light Up Jax LLC  
lightupjax904@gmail.com  
+1 (904) 686-1444

3.





EC-0001925

P.O. BOX 8567 FLEMING ISLAND FL 32006-0014

Phone 904-541-1000 Fax 904-215-3475

## PROPOSAL

Date: 10/8/2021

To: Marcy

Of (company): Etown Recharge

City, State, Zip: \_\_\_\_\_

Good until: \_\_\_\_\_

Project name: power outlet/timer switches

We propose to furnish all material and perform all labor necessary to complete the following:

**1 ) Provide and install ( 4 ) electronic hour switches for up stairs lights \$575**

**2 ) Provide and install 120volt outlet for golf cart charging \$1,595**

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of: Dollars \$ \_\_\_\_\_

Payments to be made as follows: \_\_\_\_\_

Contractor's signature: \_\_\_\_\_

**Keith A. Dease**

Acceptance of proposal - The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner's signature: \_\_\_\_\_

Date: \_\_\_\_\_

*EIGHTH ORDER OF BUSINESS*

*A.*

# Cypress Bluff

## Community Development District

Unaudited Financial Reporting  
September 30, 2021



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

**Governmental Fund Types**

	<b><u>General</u></b>	<b><u>Debt Service</u></b>	<b><u>Capital Projects</u></b>	<b><u>Totals (Memorandum Only)</u></b>
<b><u>Assets:</u></b>				
Cash	\$32,899	---	---	\$32,899
Due from Developer	\$27,145	---	---	\$27,145
Investments:				
<b><i>Series 2019</i></b>				
Reserve	---	\$365,840	---	\$365,840
Revenue	---	\$286,802	---	\$286,802
Prepayment	---	\$10,880	---	\$10,880
Acquisition & Construction- Parcel E3A	---	---	\$4	\$4
Acquisition & Construction- Parcel E7A	---	---	\$1	\$1
Acquisition & Construction- Sold Parcels	---	---	\$25,782	\$25,782
Acquisition & Construction	---	---	\$4,002	\$4,002
<b><i>Series 2020</i></b>				
Reserve	---	\$247,313	---	\$247,313
Revenue	---	\$312,523	---	\$312,523
Acquisition & Construction- Parcel E7C	---	---	\$331	\$331
Acquisition & Construction- Sold Parcels	---	---	\$195	\$195
<b><i>Series 2020A</i></b>				
Reserve	---	\$212,488	---	\$212,488
Revenue	---	\$140,672	---	\$140,672
Acquisition & Construction	---	---	\$2,917,681	\$2,917,681
Cost of Issuance	---	---	\$9,425	\$9,425
Due from Debt Service	\$14,543	---	---	\$14,543
Due from Other	\$747	---	---	\$747
Investment-SBA	\$400,728	---	---	\$400,728
Prepaid Expenses	\$44,090	---	---	\$44,090
<b>Total Assets</b>	<b><u>\$520,152</u></b>	<b><u>\$1,576,518</u></b>	<b><u>\$2,957,420</u></b>	<b><u>\$5,054,089</u></b>
<b><u>Liabilities:</u></b>				
Due to General Fund	---	\$14,543	---	\$14,543
Due to GMS/Assmt Billing Fee	\$96	---	---	\$96
Due to Other	\$7,897	---	---	\$7,897
<b><u>Fund Balances:</u></b>				
Restricted for Debt Service	---	\$1,561,974	---	\$1,561,974
Unassigned	\$512,159	---	\$2,957,420	\$3,469,579
<b>Total Liabilities and Fund Equity</b>	<b><u>\$520,152</u></b>	<b><u>\$1,576,518</u></b>	<b><u>\$2,957,420</u></b>	<b><u>\$5,054,089</u></b>

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

Description	PRORATED		ACTUAL	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 9/30/21		

**Revenues:**

Assessments - Direct	\$538,956	\$538,956	\$538,957	\$0
Assessments - Tax Collector	\$244,550	\$244,550	\$244,038	(\$512)
Interest-SBA	\$0	\$0	\$687	\$687
Other Revenues	\$0	\$0	\$6,182	\$6,182

<b>Total Revenues</b>	<b>\$783,506</b>	<b>\$783,506</b>	<b>\$789,863</b>	<b>\$6,357</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$12,000	\$12,000	\$8,000	\$4,000
FICA Expense	\$918	\$918	\$428	\$490
Engineering	\$3,000	\$3,000	\$2,139	\$861
Arbitrage	\$800	\$800	\$1,200	(\$400)
Dissemination Agent	\$4,000	\$4,000	\$4,000	\$0
Attorney	\$30,000	\$30,000	\$11,664	\$18,336
Annual Audit	\$8,000	\$8,000	\$5,900	\$2,100
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$15,000	\$15,000	\$12,237	\$2,763
Management Fees	\$45,000	\$45,000	\$45,000	\$0
Information Technology	\$2,000	\$2,000	\$3,000	(\$1,000)
Telephone	\$5,000	\$5,000	\$159	\$4,841
Postage	\$500	\$500	\$1,111	(\$611)
Printing & Binding	\$6,000	\$6,000	\$2,817	\$3,183
Insurance	\$5,000	\$5,000	\$5,381	(\$381)
Legal Advertising	\$5,000	\$5,000	\$4,205	\$795
Other Current Charges	\$5,250	\$5,250	\$12,404	(\$7,154)
Office Supplies	\$600	\$600	\$263	\$337
Dues, Licenses & Subscriptions	\$325	\$325	\$175	\$150
Website design/compliance	\$1,000	\$1,000	\$0	\$1,000

<b>Total Administrative</b>	<b>\$154,393</b>	<b>\$154,393</b>	<b>\$125,083</b>	<b>\$29,310</b>
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**Grounds Maintenance**

Pond Maintenance (Water Quality)	\$15,000	\$15,000	\$90	\$14,910
Landscape Maintenance	\$315,000	\$315,000	\$319,937	(\$4,937)
Landscape Contingency	\$20,000	\$20,000	\$17,743	\$2,257
Pump Maintenance	\$3,550	\$3,550	\$0	\$3,550
Electric	\$0	\$0	\$17,113	(\$17,113)
Water/Sewer/Irrigation	\$20,000	\$20,000	\$31,710	(\$11,710)
Irrigation Repairs	\$4,000	\$4,000	\$2,916	\$1,084
Landscape Reserves	\$10,000	\$10,000	\$0	\$10,000
Other Repairs and Maintenance	\$6,000	\$6,000	\$11,840	(\$5,840)
Pest Control	\$0	\$0	\$1,320	(\$1,320)

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b>Total Grounds Maintenance</b>	<b>\$393,550</b>	<b>\$393,550</b>	<b>\$402,669</b>	<b>(\$9,119)</b>
<u>Amenity</u>				
Insurance	\$12,500	\$12,500	\$23,416	(\$10,916)
Field Service Operations	\$35,000	\$35,000	\$80,304	(\$45,304)
Lifestyle Operations	\$40,000	\$40,000	\$16,368	\$23,632
Pool Maintenance	\$20,000	\$20,000	\$8,648	\$11,352
Pool Chemicals	\$12,000	\$12,000	\$0	\$12,000
Interim Facility Staffing	\$30,000	\$30,000	\$7,413	\$22,587
Janitorial Services	\$28,000	\$28,000	\$9,282	\$18,718
Refuse	\$4,200	\$4,200	\$1,402	\$2,798
Security and Gate Maintenance	\$4,500	\$4,500	\$540	\$3,960
Facility Maintenance	\$8,000	\$8,000	\$7,419	\$581
Elevator Maintenance	\$6,000	\$6,000	\$0	\$6,000
Cable and Utilities	\$5,500	\$5,500	\$8,917	(\$3,417)
Licenses and Permits	\$1,475	\$1,475	\$400	\$1,075
Repairs & Maintenance	\$5,000	\$5,000	\$7,954	(\$2,954)
Special Events	\$3,000	\$3,000	\$12,596	(\$9,596)
Holiday Decorations	\$1,500	\$1,500	\$0	\$1,500
Fitness Center R&M	\$5,000	\$5,000	\$10,520	(\$5,520)
Reserve for Amenities	\$10,000	\$10,000	\$18,566	(\$8,566)
Other Current Charges	\$3,000	\$3,000	\$7,955	(\$4,955)
<b>Total Amenity</b>	<b>\$234,675</b>	<b>\$234,675</b>	<b>\$221,699</b>	<b>\$12,976</b>
<b>Total Expenditures</b>	<b>\$782,618</b>	<b>\$782,618</b>	<b>\$749,450</b>	<b>\$33,168</b>
<b>Excess Revenues/Expenses</b>	<b>\$888</b>		<b>\$40,412</b>	
<b>Fund Balance - Beginning</b>	<b>\$0</b>		<b>\$471,746</b>	
<b>Fund Balance - Ending</b>	<b>\$888</b>		<b>\$512,159</b>	



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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Operations & Maintenance Assessments	\$6,750	\$208,800	\$266,778	\$123,022	\$45,082	\$3,974	\$76,194	\$49,769	\$1,581	\$522	\$522	\$0	\$782,994
Interest-SBA	\$88	\$64	\$53	\$51	\$40	\$61	\$63	\$61	\$51	\$90	\$35	\$29	\$687
Other Revenues	\$0	\$0	\$0	\$290	\$133	\$446	\$549	\$1,604	\$566	\$854	\$1,023	\$717	\$6,182
<b>Total Revenues</b>	<b>\$6,838</b>	<b>\$208,864</b>	<b>\$266,831</b>	<b>\$123,364</b>	<b>\$45,255</b>	<b>\$4,481</b>	<b>\$76,805</b>	<b>\$51,435</b>	<b>\$2,198</b>	<b>\$1,466</b>	<b>\$1,579</b>	<b>\$746</b>	<b>\$789,863</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$0	\$800	\$1,000	\$0	\$1,000	\$1,000	\$0	\$1,000	\$600	\$1,600	\$1,000	\$0	\$8,000
FICA Expense	\$0	\$31	\$46	\$0	\$46	\$46	\$0	\$46	\$31	\$122	\$61	\$0	\$428
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	\$333	\$333	\$4,000
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	\$3,750	\$3,750	\$45,000
Information Technology	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Telephone	\$0	\$0	\$7	\$21	\$0	\$23	\$0	\$0	\$0	\$36	\$8	\$64	\$159
Postage	\$75	\$33	\$336	\$9	\$48	\$164	\$28	\$196	\$35	\$16	\$81	\$90	\$1,111
Printing & Binding	\$200	\$286	\$250	\$57	\$299	\$48	\$274	\$58	\$389	\$485	\$290	\$181	\$2,817
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	\$781	\$34	\$12,404
Office Supplies	\$28	\$19	\$18	\$58	\$18	\$1	\$19	\$1	\$24	\$36	\$15	\$25	\$263
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
<b>Total Administrative</b>	<b>\$20,029</b>	<b>\$9,704</b>	<b>\$7,678</b>	<b>\$5,387</b>	<b>\$13,269</b>	<b>\$6,721</b>	<b>\$11,579</b>	<b>\$7,675</b>	<b>\$15,755</b>	<b>\$15,989</b>	<b>\$6,570</b>	<b>\$4,727</b>	<b>\$125,083</b>
<b>Grounds Maintenance</b>													
Pond Maintenance (Water Quality)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90	\$90
Landscape Maintenance	\$24,397	\$24,397	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$21,690	\$27,717	\$27,717	\$319,937
Landscape Contingency	\$8,280	\$2,240	\$0	\$1,744	\$1,647	\$520	\$348	\$0	\$0	\$2,963	\$0	\$0	\$17,743
Pump Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$145	\$192	\$1,473	\$1,736	\$2,060	\$1,523	\$1,414	\$1,416	\$1,686	\$2,014	\$2,125	\$1,331	\$17,113
Water/Sewer/Irrigation	\$325	\$670	\$3,789	\$2,882	\$1,800	\$1,829	\$1,057	\$2,347	\$3,550	\$4,404	\$5,230	\$3,827	\$31,710
Irrigation Repairs	\$0	\$0	\$0	\$409	\$117	\$127	\$226	\$292	\$1,727	\$0	\$18	\$0	\$2,916

**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	\$120	\$0	\$1,320
<b>Total Grounds Maintenance</b>	<b>\$44,987</b>	<b>\$27,498</b>	<b>\$32,979</b>	<b>\$34,728</b>	<b>\$33,461</b>	<b>\$31,836</b>	<b>\$31,002</b>	<b>\$31,892</b>	<b>\$34,800</b>	<b>\$31,311</b>	<b>\$35,210</b>	<b>\$32,965</b>	<b>\$402,669</b>
<b><u>Amenity</u></b>													
Insurance	\$0	\$0	\$0	\$23,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,416
Field Service Operations	\$0	\$0	\$8,030	\$8,030	\$8,030	\$8,030	\$8,030	\$8,030	\$8,030	\$8,030	\$8,030	\$8,030	\$80,304
Lifestyle Operations	\$878	\$1,502	\$2,732	\$1,877	\$1,596	\$1,112	\$1,112	\$1,112	\$1,112	\$1,112	\$1,112	\$1,112	\$16,368
Pool Maintenance	\$0	\$0	\$865	\$865	\$865	\$865	\$865	\$865	\$865	\$865	\$865	\$865	\$8,648
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	\$741	\$741	\$7,413
Janitorial Services	\$0	\$190	\$1,239	\$935	\$865	\$865	\$865	\$865	\$865	\$865	\$865	\$865	\$9,282
Refuse	\$0	\$0	\$380	\$190	\$100	\$101	\$102	\$104	\$104	\$104	\$108	\$108	\$1,402
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	\$741	\$741	\$7,419
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	\$871	\$860	\$8,917
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	\$1,600	\$118	\$7,954
Special Events	\$425	\$988	\$1,897	\$670	\$838	\$845	\$1,875	\$1,308	\$1,400	\$1,600	\$750	\$0	\$12,596
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	\$686	\$115	\$25	\$10,520
Reserve for Amenities	\$2,438	\$0	\$0	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$1,792	\$18,566
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,955	\$7,955
<b>Total Amenity</b>	<b>\$3,741</b>	<b>\$3,142</b>	<b>\$18,092</b>	<b>\$45,633</b>	<b>\$16,519</b>	<b>\$19,311</b>	<b>\$18,821</b>	<b>\$18,093</b>	<b>\$17,371</b>	<b>\$20,172</b>	<b>\$17,591</b>	<b>\$23,212</b>	<b>\$221,699</b>
<b>Total Expenditures</b>	<b>\$68,756</b>	<b>\$40,345</b>	<b>\$58,750</b>	<b>\$85,748</b>	<b>\$63,249</b>	<b>\$57,867</b>	<b>\$61,402</b>	<b>\$57,660</b>	<b>\$67,927</b>	<b>\$67,472</b>	<b>\$59,371</b>	<b>\$60,904</b>	<b>\$749,450</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$61,919)</b>	<b>\$168,519</b>	<b>\$208,082</b>	<b>\$37,616</b>	<b>(\$17,994)</b>	<b>(\$53,386)</b>	<b>\$15,404</b>	<b>(\$6,224)</b>	<b>(\$65,729)</b>	<b>(\$66,006)</b>	<b>(\$57,792)</b>	<b>(\$60,158)</b>	<b>\$40,412</b>

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
<b><u>Revenues</u></b>				
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	\$2,000	\$158	(\$1,842)
<b>Total Revenues</b>	<b>\$731,355</b>	<b>\$731,355</b>	<b>\$762,144</b>	<b>\$30,788</b>
<b><u>Expenditures</u></b>				
<b><u>Series 2019</u></b>				
Interest Expense - 11/1	\$265,917	\$265,917	\$265,917	\$0
Principal Expense Prepay 11/1	\$0	\$0	\$15,000	(\$15,000)
Interest Expense Prepay - 2/1	\$0	\$0	\$240	(\$240)
Principal Expense Prepay - 2/1	\$0	\$0	\$20,000	(\$20,000)
Principal Expense - 5/1	\$195,000	\$195,000	\$200,000	(\$5,000)
Interest Expense - 5/1	\$265,917	\$265,917	\$265,059	\$858
Principal Expense Prepay - 5/1	\$0	\$0	\$15,000	(\$15,000)
Principal Expense Prepay - 8/1	\$0	\$0	\$10,000	(\$10,000)
Interest Expense Prepay - 8/1	\$0	\$0	\$125	(\$125)
<b>Total Expenditures</b>	<b>\$726,834</b>	<b>\$726,834</b>	<b>\$791,341</b>	<b>(\$64,507)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$4,521</b>		<b>(\$29,197)</b>	
<b>Fund Balance - Beginning</b>	<b>\$274,991</b>		<b>\$678,176</b>	
<b>Fund Balance - Ending</b>	<b>\$279,512</b>		<b>\$648,978</b>	

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
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**Revenues**

Special Assessments- Direct	\$489,176	\$489,176	\$489,176	\$0
Special Assessments- Tax Collector	\$5,425	\$5,425	\$5,509	\$84
Interest Income	\$600	\$600	\$104	(\$496)
<b>Total Revenues</b>	<b>\$495,201</b>	<b>\$495,201</b>	<b>\$494,789</b>	<b>(\$412)</b>

**Expenditures**

Series 2020

Interest Expense - 11/1	\$204,601	\$204,601	\$204,601	\$0
Principal Expense - 11/1	\$290,000	\$290,000	\$290,000	\$0
Interest expense - 5/1	\$182,244	\$182,244	\$182,244	\$0
<b>Total Expenditures</b>	<b>\$676,845</b>	<b>\$676,845</b>	<b>\$676,845</b>	<b>\$0</b>

**Other Sources/(Uses)**

Transfer Out	\$0	\$0	(\$19)	\$19
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$19)</b>	<b>\$19</b>

<b>Excess Revenues (Expenditures)</b>	<b>(\$181,644)</b>	<b>(\$182,074)</b>
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<b>Fund Balance - Beginning</b>	<b>\$0</b>	<b>\$741,911</b>
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<b>Fund Balance - Ending</b>	<b>(\$181,644)</b>	<b>\$559,836</b>
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**Cypress Bluff**  
**Community Development District**  
**2020A Debt Service Fund (Del Webb)**  
Statement of Revenues & Expenditures  
For The Period Ending September 30, 2021

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/21	ACTUAL THRU 9/30/21	VARIANCE
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**Revenues**

Special Assessments- Direct	\$272,097	\$272,097	\$272,097	\$0
Special Assessments- Tax Collector	\$152,783	\$152,783	\$154,712	\$1,929
Interest Income	\$0	\$0	\$75	\$75
<b>Total Revenues</b>	<b>\$424,880</b>	<b>\$424,880</b>	<b>\$426,884</b>	<b>\$2,004</b>

**Expenditures**

Series 2020A

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

<b>Excess Revenues (Expenditures)</b>	<b>\$138,716</b>	<b>\$102,896</b>
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<b>Fund Balance - Beginning</b>	<b>\$0</b>	<b>\$250,263</b>
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<b>Fund Balance - Ending</b>	<b>\$138,716</b>	<b>\$353,160</b>
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**Cypress Bluff**  
**Community Development District**  
**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For The Period Ending September 30, 2021

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

Interest	\$ 87	\$ 195	\$ 733
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<b>Total Revenues</b>	<b>\$ 87</b>	<b>\$ 195</b>	<b>\$ 733</b>
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**Expenditures**

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

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

Transfer In	\$ -	\$ 19	\$ -
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<b>Total Other</b>	<b>\$0</b>	<b>\$19</b>	<b>\$0</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$ (1,826,656)</b>	<b>(\$3,169,062)</b>	<b>(\$2,369,132)</b>
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<b>Fund Balance - Beginning</b>	<b>\$ 1,856,445</b>	<b>\$ 3,169,588</b>	<b>\$ 5,296,238</b>
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<b>Fund Balance - Ending</b>	<b>\$ 29,789</b>	<b>\$ 525</b>	<b>\$ 2,927,106</b>
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**Cypress Bluff**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2019 Special Assessment Bonds</b>	
Interest Rate:	3.75-5.1%
Maturity Date:	5/1/2048
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$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)
Special Call-8/1/2021	(\$10,000)
Current Bonds Outstanding	\$10,780,000

<b>Series 2020 Special Assessment Bonds</b>	
Interest Rate:	3.9-5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$247,243.75
Reserve Fund Balance:	\$247,312.92
Bonds outstanding - 4/15/2020	\$7,705,000
Mandatory Principal- 11/1/2020	(\$290,000)
Current Bonds Outstanding	\$7,415,000

<b>Series 2020A Special Assessment Bonds (Del Webb)</b>	
Interest Rate:	2.7-3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$212,440.00
Reserve Fund Balance:	\$212,487.84
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
<b>NET ASSESSMENTS BULK LANDS</b>	<b>1,393</b>	<b>383,149.99</b>	<b>489,176.24</b>	<b>272,097.00</b>	<b>538,956.13</b>	<b>1,683,379.36</b>
DAVID WEEKLEY HOMES	191	143,334.30	4,649.79	-	95,500.00	243,484.09
PULTE HOME CORPORATION	142	53,593.86	-	112,955.68	46,475.00	213,024.54
TOLL SOUTHEAST LP COMPANY INC.	104	80,577.12	-	-	52,000.00	132,577.12
RESIDENTS	118	68,699.81	774.97	39,827.34	50,575.00	159,877.11
<b>NET ASSESSMENTS PLATTED</b>	<b>555</b>	<b>346,205.10</b>	<b>5,424.76</b>	<b>152,783.02</b>	<b>244,550.00</b>	<b>748,962.87</b>
<b>TOTAL DISTRICT</b>	<b>1,948</b>	<b>729,355.09</b>	<b>494,601.00</b>	<b>424,880.02</b>	<b>783,506.12</b>	<b>2,432,342.22</b>

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

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

ASSESSED TO	RECEIPTS					
	BALANCE DUE (DISCOUNTS NOT TAKEN)	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	O&M PAID	TOTAL ASMTS PAID
EASTLAND TIMBER LLC	-	-	201,491.11		79,156.12	280,647.23
DRP CND ICI LLC	-	58,108.69			37,500.00	95,608.69
TOLL SOUTHEAST LP COMPANY INC.	-	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
<b>NET ASSESSMENTS BULK LANDS</b>	<b>-</b>	<b>383,149.98</b>	<b>489,176.26</b>	<b>272,097.00</b>	<b>538,956.12</b>	<b>1,683,379.36</b>
DAVID WEEKLEY HOMES	(2,632.26)	144,883.86	4,700.06		96,532.43	246,116.35
PULTE HOME CORPORATION	(4,605.76)	54,752.65	-	115,397.97	47,479.68	217,630.30
TOLL SOUTHEAST LP COMPANY INC.	-	80,577.12	-		52,000.00	132,577.12
RESIDENTS	6,165.16	65,563.29	808.48	39,314.51	48,025.68	153,711.96
<b>NET ASSESSMENTS PLATTED</b>	<b>(1,072.86)</b>	<b>345,776.92</b>	<b>5,508.54</b>	<b>154,712.48</b>	<b>244,037.79</b>	<b>750,035.72</b>
<b>TOTAL DISTRICT</b>	<b>(1,072.86)</b>	<b>728,926.90</b>	<b>494,684.80</b>	<b>426,809.48</b>	<b>782,993.91</b>	<b>2,433,415.08</b>

<b>DIRECT BILL % COLLECTED</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
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*B.*

*1.*

# Cypress Bluff

## Community Development District

### Check Run Summary August 31, 2021

Fund	Date	Check No.	Amount
Payroll	8/2/21	50140-50144	\$ 923.50
	8/25/21	50145-50149	\$ 923.50
	Subtotal		<u>\$ 1,847.00</u>
General Fund	8/6/21	418-423	\$ 17,753.90
	8/17/21	424-433	\$ 56,164.66
	8/25/21	434-436	\$ 14,569.30
	Subtotal		<u>\$ 88,487.86</u>
	Total		<u>\$ 90,334.86</u>

# Attendance Sheet

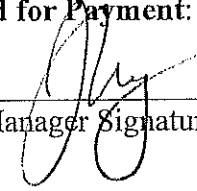
District Name: Cypress Bluff CDD

Board Meeting Date: July 27, 2021 Meeting

	Name	In Attendance	Fee
1	Richard Ray <i>Chairperson</i>	<input checked="" type="checkbox"/>	YES-\$200
2	John Hewins <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
3	John Holmes <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200
4	VACANT <i>Will Cellan</i>	<input checked="" type="checkbox"/>	<i>N/A</i> <i>4/93 \$200</i>
5	Chris Price <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200

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

Approved for Payment:

  
District Manager Signature

7/27/21  
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

# Attendance Sheet

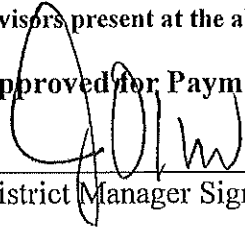
District Name: Cypress Bluff CDD

Board Meeting Date: August 24, 2021 Meeting

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

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

Approved for Payment:

  
District Manager Signature

8/24/2021  
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/13/21	PAGE	1		
*** CHECK DATES		08/01/2021 - 08/31/2021		***		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 #
8/06/21	00006	7/13/21 0198882	202106 310-51300-31100	APR/JUNE PROFESSIONAL SRV	*	234.50	
				ENGLAND, THIMS & MILLER, INC.			234.50 000418
8/06/21	00005	8/01/21 50	202108 310-51300-34000	AUG MANAGEMENT FEES	*	3,750.00	
		8/01/21 50	202108 310-51300-35200	AUG INFORMATION TECH	*	250.00	
		8/01/21 50	202108 310-51300-31300	AUG DISSEM AGENT SRVS	*	333.33	
		8/01/21 50	202108 310-51300-51000	OFFICE SUPPLIES	*	15.00	
		8/01/21 50	202108 310-51300-42000	POSTAGE	*	80.60	
		8/01/21 50	202108 310-51300-42500	COPIES	*	290.10	
		8/01/21 50	202108 310-51300-41000	TELEPHONE	*	8.02	
		8/01/21 50	202108 310-51300-49000	PEOPLEVINE.COM	*	750.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,477.05 000419
8/06/21	00002	7/20/21 21-04867	202107 310-51300-48000	NOTICE OF RULE DEV 7/20	*	59.38	
				JACKSONVILLE DAILY RECORD			59.38 000420
8/06/21	00002	7/21/21 21-04890	202107 310-51300-48000	NOTICE OF RULEMAKING 7/21	*	133.63	
				JACKSONVILLE DAILY RECORD			133.63 000421
8/06/21	00064	7/20/21 BP640053	202107 330-57200-46500	AMENITY CTR TAGS&UNIFORMS	*	189.81	
				NORTH POINT PROMOTIONS, INC DBA			189.81 000422
8/06/21	00012	6/01/21 2917	202106 320-57200-46400	PH 1 JUNE IRRIG RPR	*	376.68	
		6/01/21 2984	202106 320-57200-46100	PH1 - JUN LANDSCAPE MAINT	*	6,027.00	
		6/01/21 2990	202106 320-57200-46100	INTCHG E-JUN LANDSCP MAIN	*	4,160.00	
		7/22/21 2807	202107 320-57200-46110	RCHG CTR-RPLC SOD	*	1,095.85	
				SUN STATE NURSERY			11,659.53 000423
8/17/21	00069	4/19/21 002	202108 320-57200-49400	PERFORMANCE 8/28/21	*	200.00	
				JOSEPH A. DOWNING			200.00 000424
CYBL -CYPRESS BLUF' OKUZMUK							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/17/21	00038	8/04/21 1033	202108 320-57200-49400		*	250.00	
		DJ ROSS POOLSIDE TRIV 8/6					
		8/04/21 1033	202108 320-57200-49400		*	300.00	
		DJ ROSS POOLSIDE 8/20					
			LIVE ENTERTAINMENT SOLUTIONS				550.00 000425
8/17/21	00059	8/04/21 90521A	202108 300-15500-10000		*	750.00	
		SPEC EVENT 9/5/21					
			PRINCE PELE'S POLYNESIAN REVUE				750.00 000426
8/17/21	00012	7/19/21 3152	202107 320-57200-46110		*	1,867.33	
		CLEANED DOG PARK VEG					
			SUN STATE NURSERY				1,867.33 000427
8/17/21	00012	8/01/21 3728	202108 320-57200-46100		*	6,027.00	
		AUG LANDSCAPE MAINT PH1					
		8/01/21 3729	202108 320-57200-46100		*	14,210.00	
		AUG LANDSCAPE MAINT PH2					
		8/01/21 3734	202108 320-57200-46100		*	4,160.00	
		AUG LANDSCAPE MAINT EAST					
		8/01/21 3758	202108 320-57200-46100		*	3,320.00	
		AUG LANDSCAPE MAINT					
			SUN STATE NURSERY				27,717.00 000428
8/17/21	00055	8/04/21 7789802	202108 320-57200-47000		*	120.00	
		AUG PEST CONTROL					
			TURNER PEST CONTROL				120.00 000429
8/17/21	00037	6/01/21 385104	202106 320-57200-45000		*	8,030.42	
		JUNE AMENITY MANAGER					
		6/01/21 385104	202106 320-57200-45100		*	741.27	
		JUNE FACILITY ATTENDANT					
		6/01/21 385104	202106 320-57200-46800		*	864.81	
		JUNE POOL MAINTENANCE					
		6/01/21 385104	202106 320-57200-46200		*	864.81	
		JUNE JANITORIAL					
		6/01/21 385104	202106 320-57200-34000		*	1,112.00	
		JUNE LIFESTYLE					
		6/01/21 385104	202106 320-57200-46600		*	741.27	
		JUNE MAINTENANCE					
			VESTA PROPERTY SERVICES, INC.				12,354.58 000430
8/17/21	00037	7/31/21 388030	202107 330-57200-46500		*	61.28	
		POOL SUPPLIES					
		7/31/21 388030	202107 330-57200-46500		*	74.54	
		BATTERY CHARGER					
			VESTA PROPERTY SERVICES, INC.				135.82 000431

CYBL -CYPRESS BLUF' OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/17/21	00037	8/01/21 387659	202108 320-57200-45000	AUG AMENITY MANAGER	*	8,030.42	
		8/01/21 387659	202108 320-57200-45100	AUG FAC ATTENDANT	*	741.27	
		8/01/21 387659	202108 320-57200-46800	AUG POOL MAINTENANCE	*	864.81	
		8/01/21 387659	202108 320-57200-46200	AUG JANITORIAL	*	864.81	
		8/01/21 387659	202108 320-57200-34000	AUG LIFESTYLE	*	1,112.00	
		8/01/21 387659	202108 320-57200-46600	AUG MAINTENANCE	*	741.27	
VESTA PROPERTY SERVICES, INC.						12,354.58	000432
8/17/21	00066	8/09/21 8110	202108 330-57200-46500	JANITORIAL SUPPLIES-WIPES	*	115.35	
WIPES LLC						115.35	000433
8/25/21	00048	9/17/21 09172021	202108 300-15500-10000	LIVE MUSIC 9/17	*	200.00	
DYLAN GERARD						200.00	000434
8/25/21	00059	8/23/21 90521(T	202108 300-15500-10000	10X10 TENT SPEC EVENT 9/5	*	125.00	
PRINCE PELE'S POLYNESIAN REVUE						125.00	000435
8/25/21	00012	10/01/20 1020010	202010 320-57200-46100	OCT LANDSCAPE MAINTENANCE	*	4,160.00	
		11/01/20 1120009	202011 320-57200-46100	NOV LANDSCAPE MAINTENANCE	*	4,160.00	
		12/01/20 1220008	202012 320-57200-46100	DEC LANDSCAPE MAINTENANCE	*	4,160.00	
		2/01/21 4836-0	202102 320-57200-46400	IRRIGATION REPAIRS PH2	*	116.92	
		2/19/21 4846	202102 320-57200-46110	RMV UTIL PCS ON PH1&PH2	*	1,647.38	
SUN STATE NURSERY						14,244.30	000436
TOTAL FOR BANK A						88,487.86	
TOTAL FOR REGISTER						88,487.86	





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

July 13, 2021

Project No: 13102.26002  
Invoice No: 0198882

Project 13102.26002 Cypress Bluff CDD-District Engineer (WA#3)

Services this month include:

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

-Brad W.

**Professional Services rendered through June 30, 2021**

**Professional Personnel**

		Hours	Rate	Amount
Senior Engineer				
Weeber, Bradley	6/26/2021	1.00	194.00	194.00
Administrative Support				
Blair, Shelley	4/24/2021	.50	81.00	40.50
Totals		1.50		234.50
<b>Total Labor</b>				<b>234.50</b>
<b>Invoice Total this Period</b>				<b><u>\$234.50</u></b>

1-310-51300-31100

6A

April/June profess. srvs

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

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-842-6000 • fax 904-846-9485  
CA-00002684 LC-0000316

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 50

Invoice Date: 8/1/21

Due Date: 8/1/21

Case:

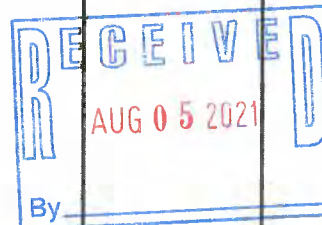
P.O. Number:

**Bill To:**

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

5A

Description	Hours/Qty	Rate	Amount
Management Fees - August 2021 1.310.57300.34000		3,750.00	3,750.00
Information Technology - August 2021 1.310.57300.35200		250.00	250.00
Dissemination Agent Services - August 2021 1.310.57300.31300		333.33	333.33
Office Supplies 1.310.573.57000		15.00	15.00
Postage 1.310.573.42000		80.60	80.60
Copies 1.310.573.42500		290.10	290.10
Telephone 1.310.573.41000		8.02	8.02
Peoplevine.com 1.310.57300.49000		750.00	750.00

**Total** \$5,477.05**Payments/Credits** \$0.00**Balance Due** \$5,477.05

# Jacksonville Daily Record

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

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

## INVOICE

July 20, 2021

Date

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

Payment Due Upon Receipt

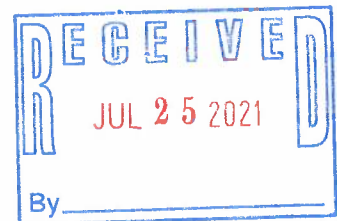
Serial #	21-04867D	PO/File #		\$59.38
Notice of Rule Development				Amount Due
				Amount Paid
Cypress Bluff Community Development District				\$59.38
				Payment Due
Case Number				
Publication Dates	7/20			
County	Duval			

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

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

2A

1-310-51300-4800



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

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

**NOTICE OF RULE  
DEVELOPMENT BY  
CYPRESS BLUFF  
COMMUNITY  
DEVELOPMENT DISTRICT**  
In accordance with Chapters  
120 and 190, *Florida Statutes*,  
the Cypress Bluff Community  
Development District ("**Dis-  
trict**") hereby gives notice of its  
intent to develop rules related  
to overnight parking and park-  
ing enforcement. The purpose  
and effect of these rules are to  
provide for efficient and effective  
operations of the District as pro-  
vided by Section 190.035, *Florida  
Statutes*. Specific legal author-  
ity for the rules includes Sections  
190.011, 190.012(3), 190.035(2),  
190.011(5) and 120.54, *Florida  
Statutes*. A public hearing will  
be conducted by the District on  
Tuesday, August 24, 2021, at 1:30  
p.m., at the eTown Welcome Cen-  
ter, 11003 E-Town Parkway, Jack-  
sonville, Florida 32256. A copy of  
the proposed rules and additional  
information on the public hearing  
may be obtained by contacting the  
District Manager at Governmen-  
tal Management Services, LLC,  
475 West Town Place, Suite 114,  
St. Augustine, Florida 32092, Ph:  
(904) 940-5850.

James Perry  
District Manager  
Jul. 20 00 (21-04867D)

# Jacksonville Daily Record

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

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

## INVOICE

July 21, 2021

Date

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

### Payment Due Upon Receipt

Serial #	21-04890D	PO/File #		\$133.63
Notice of Rulemaking				Amount Due
				Amount Paid
Cypress Bluff Community Development District				\$133.63
				Payment Due
Case Number				
Publication Dates	7/21			
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](https://www.jaxdailyrecord.com/send-payment).*

2A  
1-20-51300-48000



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

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

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

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

**NOTICE OF RULEMAKING  
FOR OVERNIGHT PARKING  
AND PARKING  
ENFORCEMENT BY CYPRESS  
BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors ("Board") of the Cypress Bluff Community Development District ("District") on Tuesday, August 24, 2021, at 1:30 p.m., at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.

In accordance with Chapters 190 and 120, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt its proposed *Rules Relating to Overnight Parking and Parking Enforcement* ("Rule.") The public hearing will provide an opportunity for the public to address proposed rules for overnight parking and parking enforcement.

The proposed rules may be amended at the public hearing pursuant to discussion by the Board and public comment. The purpose and effect of the Rule is to provide for efficient District operations as provided for in Section 190.035, *Florida Statutes*. Specific legal authority for the rule includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in the *Jacksonville Daily Record* on July 20, 2021.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alter-

native as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least forty-eight (48) hours before the hearing by contacting Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office.

A copy of the proposed rule may be obtained by contacting the District Manager's Office.

Jul. 21                      00 (21-04890D)



## Original Bill

Bill Number BP64005318A  
Bill Date 7/20/2021  
Due Date 8/18/2021  
Terms Net 30  
Sales Order SP64005318  
Sales Person Blair Wygle

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

### Sold To

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

### Shipped To

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

### Customer Reference: eTown Name Tags & Apparel

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount		
L224	Port Authority Ladies Microfleece 1/2-Zip Pullover. <b>Color: <u>True Navy</u>: 1 - M</b>	1	1	0	32.9900	Each	-	\$32.99		
L574	Port Authority Ladies Digi Heather Performance Polo. <b>Color: <u>Dress Blue Navy</u>: 2 - M</b>	2	2	0	29.9900	Each	-	\$59.98		
C921	Port Authority Lifestyle Brim Hat. <b>Color: <u>Black</u>: 1 - S/M</b>	1	1	0	23.9900	Each	-	\$23.99		
	Plastic Name Tags Size: 1.25" x 3"	2	2	0	19.8500	Each	-	\$39.70		
	Magnetic Backing upgrade	2	2	0	1.7500	Each	-	\$3.50		
Line-Item Total		Freight Amount		Tax Amount		Sub Total		Deposits	Credits/Discounts	Amount Due:
\$160.16		\$29.65		-		\$189.81		-	-	\$189.81 USD

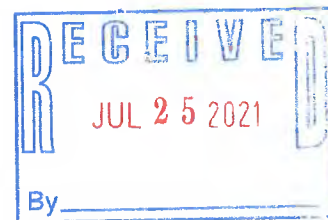
### Notes: Your Tracking Number: 1Z8357X80350463757

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

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

**Thank you for your business!**

Amenity Ctr tags + uniforms  
1-330-57200-46500  
64A



Please detach this portion and return with your payment.

### Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64005318A	7/20/2021	\$189.81 USD

### BILL TO:

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

### PLEASE SEND PAYMENT TO:

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





## Maintenance Invoice

Invoice#: 2917

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 1

12A

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

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs				
1.25" Slip Fix	1.00	20.28	20.28	N
1.25" Coupling	1.00	1.49	1.49	N
15H RB Nozzles	16.00	2.27	36.32	N
6" Popups	4.00	15.11	60.44	N
MP Rotators	4.00	15.19	60.76	N
.5" Flex Pipe 2'	1.00	2.25	2.25	N
.5" EL's	2.00	1.32	2.64	N
Labor	3.50	55.00	192.50	N

1. 320-57200-46400



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](mailto:accounting@sunstatenursery.com)

Amount Due

376.68

THANK YOU FOR YOUR BUSINESS!!





## Maintenance Invoice

Invoice#: 2984

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 1

12A

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

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

1-320-57200-46100

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

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

<b>Amount Due</b>
-------------------

<b>6,027.00</b>
-----------------

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

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 2990

Date: 06/01/2021

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

**For:** E-Town Interchange East

12A

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

Description	Quantity	Price	Ext Price	Sales Tax
June Landscape Maintenance	1.00	4,160.00	4,160.00	N

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](mailto:accounting@sunstatenursery.com)

**Amount Due**

**4,160.00**

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 2807

Date: 07/22/2021

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

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

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
Sod Replacement	1.00	1,095.85	1,095.85	N

12A  
1-320.57200.46100



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

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

**Amount Due**

**1,095.85**

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

**THANK YOU FOR YOUR BUSINESS!!**



Joseph A Downing

**Invoice For**

#002

Name: eTown Cypress Bluff

Email: Recharge@etownjax.com

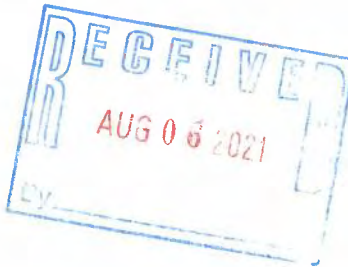
Sent on: 04/19/2021

Due on: Performed

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

Item	Quantity	Price	Amount
Performance on 08/28/2021- 2 Hours	1		\$200.00
			0
			0
Subtotal			0
Tax			0
Discounts			
Total			\$200.00

1,320.572.494



**Joseph A Downing**

joedowningmusic@gmail.com

(615)627-7948



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<https://squareup.com/invoices>

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## 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: 1033

38A  
1-320-57200-49400

Description	Date	Time	Price
• DJ Ross for Poolside Trivia	8/6/2021	6pm - 8pm	\$ 250.00
• DJ Ross for Poolside	8/20/2021	5:30pm - 8:00pm	\$ 300.00

**Final Balance Due by August 20th,  
2021**

**\$ 550.00**

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





Prince Pele's Polynesian Revue  
Hula-Show.com

(904) 699-3472

**\$ INVOICE \$**

February 10, 2021

**INVOICE NO: 90521A**

**PAYEE:**

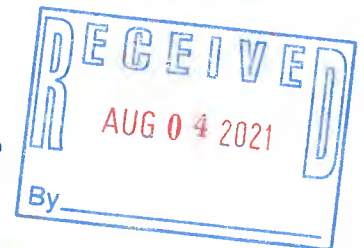
**PRINCE PELE'S POLYNESIAN REVUE**  
Blesila Fuata  
1132 Hyacinth St.  
St. Augustine, FL 32092

FEDERAL EMPLOYER ID NUMBER: 59-6587125

TYPE OF SERVICE: **Entertainment for eTown Community**

FEE FOR SERVICES RENDERED: **\$1,500.00**

DEPOSIT \$ 750.00 (Due by March 10, 2021) - Paid 3/4/21 <sup>CU</sup> #278



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

59A

- 1-300-15500-10000

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



## Maintenance Invoice

Invoice#: 3152

Date: 07/19/2021

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

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

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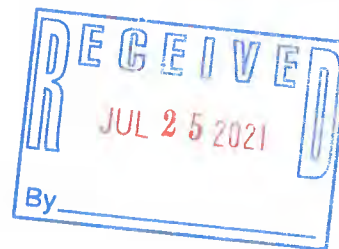
For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

Description	Quantity	Price	Ext Price	Sales Tax
Cleaned Up Dog Park Vegetation	1.00	1,867.33	1,867.33	N

12A

1.320.572.46110



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

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

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

**Amount Due**

**1,867.33**

**THANK YOU FOR YOUR BUSINESS!!**





## Maintenance Invoice

Invoice#: 3728

Date: 08/01/2021

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

12A

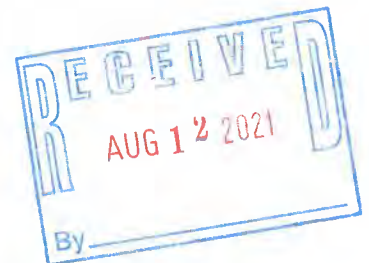
**For:** E-Town Phase 1  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

1.320.57200.46100

August Landscape Maintenance PH1

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

Description	Quantity	Price	Ext Price	Sales Tax
August Landcape Maintenance	1.00	6,027.00	6,027.00	N



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

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

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

**Amount Due**

**6,027.00**

**THANK YOU FOR YOUR BUSINESS!!**





## Maintenance Invoice

Invoice#: 3729

Date: 08/01/2021

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

**For:** E-Town Phase 2

12A  
001.320.57200.46100

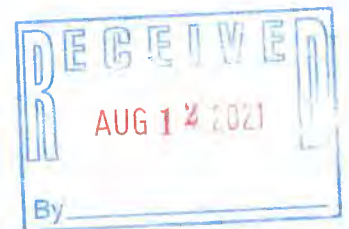
Aug Landscape Maintenance PH2

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
August Landcape Maintenance	1.00	14,210.00	14,210.00	N



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

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

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

**Amount Due**

**14,210.00**

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 3734

Date: 08/01/2021

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

12A

**For:** E-Town Interchange East

1.320.57200.46100

Aug Landscape Maint East

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

---

Description	Quantity	Price	Ext Price	Sales Tax
August Landscape Maintenance	1.00	4,160.00	4,160.00	N

121



**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](mailto:accounting@sunstatenursery.com)

**Amount Due**

**4,160.00**

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 3758

Date: 08/01/2021

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

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

12A

1.320.57200.46100

August Landscape Maintenance

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

Description	Quantity	Price	Ext Price	Sales Tax
August Landcape Maintenance	1.00	3,320.00	3,320.00	N



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

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

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

**Amount Due**

**3,320.00**

**THANK YOU FOR YOUR BUSINESS!!**



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

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

## Service Slip/Invoice

INVOICE: 7789802  
DATE: 8/4/2021  
ORDER: 7789802

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

55A  
1,320.57200, 47000

Work Date	Time	Target Pest	Technician	Time In
8/4/2021	02:06 PM	ANTS, ROACH, WASP		02:06 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/4/2021		02:06 PM

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



By \_\_\_\_\_



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



## Invoice

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

**Invoice #** 385104  
**Date** 6/1/2021

**Terms**

**Due Date**

**Memo** Monthly fees

**Bill To**

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

37A

Description	Quantity	Rate	Amount
Amenity Manager 1.320.572.450 June	1	8,030.42	8,030.42
Facility Attendant 1.320.572.451 June	1	741.27	741.27
Pool Maintenance 1.320.572.468 June	1	864.81	864.81
Janitorial 1.320.572.462 June	1	864.81	864.81
Lifestyle 1.320.572.340 June	1	1,112.00	1,112.00
Maintenance 1.320.572.466 June	1	741.27	741.27

**Total** \$12,354.58



## Invoice

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

**Invoice #** 388030  
**Date** 7/31/2021  
**Terms** Due on receipt  
**Due Date** 8/31/2021  
**Memo**

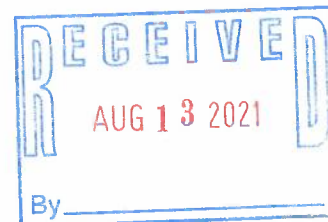
### Bill To

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

37A

Description	Quantity	Rate	Amount
Billable Expenses			
Pool Supplies 1. 330.572.465			61.28
S.HOWELL - AUTOZONE - Battery charger			74.54
Total Billable Expenses			135.82

**Total** \$135.82





# EMAIL

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

Invoice	561198
Document	613610
Date	07/15/21
Print Time	9:43PM

<b>Sold To:</b>	340900 VESTA PROPERTY SVCS  245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202	PHONE: 904-355-1831	<b>Ship To:</b>	SAME VESTA PROPERTY SVCS  245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202
-----------------	------------------------------------------------------------------------------------------	---------------------	-----------------	----------------------------------------------------------------------------------------

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
CYRESS BLUFF	CTW	1:46PM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:
Order Date	Carrier	Ship Date	Order Picked Up By:	Order Delivered By: Route: CTR
07/14/21	COUNTER	07/15/21		

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
2		2	HH1508COMP	EA	HAMMERHEAD SUPER FINE DEBRIS BAG WITH CLEAT		28.50	57.00

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	57.00
Discount/Fa	
Taxable Subtotal	57.00
Tax	4.28
Freight	.00
Total	61.28



**AutoZone 5179**

300 BARTRAM MARKET  
ST JOHNS, FL  
(904)417-9073

Rewards Account 910100XXXXXX0389

#001068735 022-0202-CDS 69.99 P

Deltran 6V/12V

Battery Tender Plus, EA

SUBTOTAL	69.99
TOTAL TAX @ 6.500%	4.55
SALE TOTAL	74.54
XXXXXXXXXX2149 AMEX	74.54
Approval #	840330

Data Source: CHIP

AppName/Label: AMERICANEXPRESS

AID: A000000025010801

TC: A1411181F13A456D

REG #02 CSR #17 RECEIPT #031581

STR. TRANS #095220

STORE #5179

DATE 07/12/2021 09:23

# OF ITEMS SOLD 1



\* 5 1 7 9 0 9 5 2 2 0 0 7 1 2 2 1 \*

Member: STEVEN HOWELL

As of 12/31/2019 at 12:26:27 PM CST

Your Credits Balance: 1 of 5

Don't worry about losing your receipt!  
Access your purchase history and view  
program terms and conditions at  
[www.autozone.com/rewards](http://www.autozone.com/rewards)

AutoZone Rewards Support: 1-800-741-9179

How Did We Do?

Tell us by going to

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

Ref No:

5179-095220-210712-1

Que tal lo hicimos?

Dinos en [www.autozonecares.com](http://www.autozonecares.com)

Ref No:

5179-095220-210712-1





## Invoice

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

**Invoice #** 387659  
**Date** 8/1/2021  
**Terms**  
**Due Date** 8/14/2021  
**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
Aug Amenity Manager 1-320-57200-45000	1	8,030.42	8,030.42
Aug Facility Attendant 1-320-57200-45100	1	741.27	741.27
Aug Pool Maintenance 1-320-57200-46800	1	864.81	864.81
Aug Janitorial 1-320-57200-46200	1	864.81	864.81
Aug Lifestyle 1-320-57200-34000	1	1,112.00	1,112.00
Aug Maintenance 1-320-57200-46600	1	741.27	741.27

**Total** \$12,354.58



**Wipes LLC**

PO Box 324  
Northville, MI 48167  
sales@wipes.com  
www.wipes.com

**INVOICE****BILL TO**

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

**SHIP TO**

Cypress Bluff CDD - Jacksonville FL  
ReCHARGE Amenity Center  
10571 eTown Parkway  
Jacksonville, FL 32256

**INVOICE****8110****DATE****08/09/2021****TERMS****Due on receipt****DUE DATE****08/09/2021**

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com	One (1) Case - Four (4) - 800 count rolls of EPA	1	98.96	98.96T
Disinfectant Wipes	registered disinfecting wipes			
Case				
Shipping	Freight Cost	1	16.39	16.39
Sales Tax	Sales Tax calculated by AvaTax on Mon 09 Aug	1	0.00	0.00
	15:06:04 UTC 2021			

SUBTOTAL 115.35

TAX 0.00

TOTAL 115.35

BALANCE DUE **\$115.35**

1.330.572.465

66A

Janitorial supplies -wipes



Dylan Gerard

# INVOICE

1323 Azalea Dr  
Jacksonville, FL 32205  
(904)7558190

DATE: SEPTEMBER 17, 2021

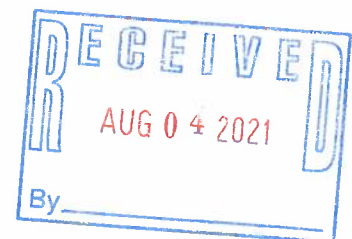
TO:

**ReCHARGE Amenity Center**  
10571 eTown Parkway,  
Jacksonville, FL 32256

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

48A

1-300-15500-10000  
prepaid





**PRINCE PELE'S POLYNESIAN REVUE**  
**(904) 699-3472**

**\$ INVOICE \$**

August 23, 2021

INVOICE NO: 90521 (Tent)

**CHECK PAYABLE TO:**

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

**Venmo to:**

@Blesila-Fuata

59A  
1. 300.15 500.10000  
spec event 9/5 tent

FEDERAL EMPLOYER ID NUMBER: 59-6587125

TYPE OF SERVICE: **TENT RENTAL**

RENTAL RATE: (incl set-up & breakdown) **\$ 125.00**  
(Payment due upon receipt of invoice or NLT: 9/5/21)

DATE OF DELIVERY: : **September 05, 2021**



**10x10 TENT**  
**(Dressing Room)**

# Sun State Nursery & Landscaping, Inc.

# INVOICE

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

INVOICE # 1020010  
DATE: October 1, 2020

Bill To:  
Cypress Bluff Cdd  
4314 Pablo Oaks Court  
Jacksonville, FL 32224

For:  
E - Town Interchange East

DESCRIPTION	AMOUNT
Landscape Management for the month of October.  1,320.57200.46100 12A <div>RECEIVED JUL 12 2021 By _____</div>	\$4,160.00
TOTAL	\$4,160.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.  
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!

# Sun State Nursery & Landscaping, Inc.

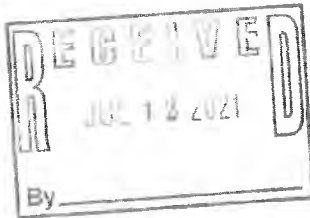
# INVOICE

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

INVOICE # 1120009  
DATE: November 1, 2020

Bill To:  
Cypress Bluff CDD  
4314 Pablo Oaks Ct.  
Jacksonville, FL 32224

For:  
E - Town Interchange East

DESCRIPTION	AMOUNT
Landscape Management for the month of November.  1,320.57200.46100  12A  	\$4,160.00
TOTAL	\$4,160.00

Make all checks payable to Sun State Nursery & Landscaping, Inc.  
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822

THANK YOU FOR YOUR BUSINESS!

# Sun State Nursery & Landscaping, Inc.

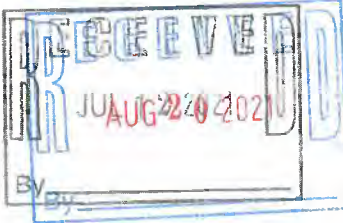
# INVOICE

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

INVOICE # 1220008  
DATE: December 1, 2020

Bill To:  
Cypress Bluff CDD  
4314 Pablo Oaks Ct.  
Jacksonville, FL 32224

For:  
E - Town Interchange East

DESCRIPTION	AMOUNT
Landscape Management for the month of December.	\$4,160.00
1.320.57200.46100 12A	
	
TOTAL	\$4,160.00 W

Make all checks payable to Sun State Nursery & Landscaping, Inc.  
If you have any questions concerning this invoice, contact Andrea Tinsley (904) 260-0822.  
**To better serve your Maintenance Services needs, we have established**  
[service@sunstatenursery.com](mailto:service@sunstatenursery.com). **Please use this email address for all inquiries,**  
**requests and concerns. Thank you!**

THANK YOU FOR YOUR BUSINESS!



## Maintenance Invoice

Invoice#: 4836-0

Date: 02/01/2021

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

**For:** E-Town Phase 2

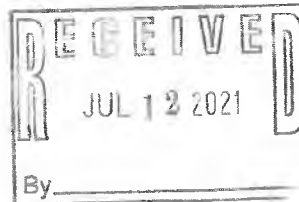
---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs Made During Inspection	1.00	116.92	116.92	N

12A  
1.320.572.464



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

9362 Phillips Highway  
Jacksonville FL 32256  
(904) 280-0811

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

Amount Due	116.92
------------	--------

*[Signature]*

THANK YOU FOR YOUR BUSINESS!!





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

Mikey White  
Cypress Bluff CDD  
6741 Lloyd Rd W.  
Jacksonville, FL 32254

Invoice # 4846  
Date: 2/19/2021

Project: E-Town

Remove all remaining sleeve markers, pipes and stakes on phase 1,  
phase 2 and non-residence road.

Labor	\$ 1,282.50
Disposal	\$ 150.00
O&P	\$ 214.88
Project Total	\$ 1,647.38

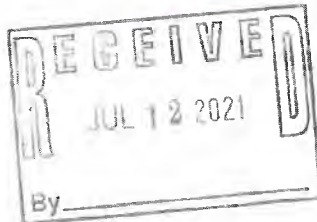
R/R

12A

46110

1.320.57200.46110

Landscape  
Cont.



Any questions concerning this invoice please contact accounting at:

[accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

9362 Phillips Highway • Jacksonville, Florida 32256 • (904) 260-0822 • Fax (904) 260-0833

2.

# Cypress Bluff

## Community Development District

### Check Run Summary September 30, 2021

Fund	Date	Check No.	Amount
<b>Payroll</b>			
		Subtotal	<u>\$ -</u>
<b>General Fund</b>			
	9/7/21	437	\$ 12,354.58
	9/16/21	438-439	\$ 1,616.76
	9/22/21	440-446	\$ 105,339.36
		Subtotal	<u>\$ 119,310.70</u>
<b>Total</b>			<b>\$ 119,310.70</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/07/21	00037	9/01/21 388424	202109 320-57200-45000 SEPT AMENITY MGR		*	8,030.42	
		9/01/21 388424	202109 320-57200-45100 SEPT FACILITY ATTENDANT		*	741.27	
		9/01/21 388424	202109 320-57200-46800 SEPT POOL MAINTENANCE		*	864.81	
		9/01/21 388424	202109 320-57200-46200 SEPT JANITORIAL		*	864.81	
		9/01/21 388424	202109 320-57200-34000 SEPT LIFESTYLE		*	1,112.00	
		9/01/21 388424	202109 320-57200-46600 SEPT MAINTENANCE		*	741.27	
VESTA PROPERTY SERVICES, INC.						12,354.58	000437
9/16/21	00013	9/16/21 09162021	202109 300-20700-10010 FY21 DEBT ASSESSMENTS		*	808.48	
THE BANK OF NEW YORK MELLON						808.48	000438
9/16/21	00013	9/16/21 09162021	202109 300-20700-10000 FY21 DEBT ASSESSMENTS		*	808.28	
THE BANK OF NEW YORK MELLON						808.28	000439
9/22/21	00081	9/05/21 116748	202109 320-57200-46900 SEPT LAKE MAINTENANCE		*	90.00	
CLEAR WATERS, INC						90.00	000440
9/22/21	00001	9/09/21 14143	202109 300-15500-10000 FY22 INSURANCE RENEWAL		*	37,725.00	
EGIS INSURANCE ADVISORS LLC						37,725.00	000441
9/22/21	00082	9/09/21 40749	202109 330-57200-47100 DOG PARK ADD ON-FENCE		*	3,770.00	
FINYL SALES, INC.						3,770.00	000442
9/22/21	00005	9/01/21 51	202109 310-51300-34000 SEPT MANAGEMENT FEES		*	3,750.00	
		9/01/21 51	202109 310-51300-35200 SEPT INFORMATION TECH		*	250.00	
		9/01/21 51	202109 310-51300-31300 SEPT DISSEM AGENT SRVS		*	333.33	
		9/01/21 51	202109 310-51300-51000 OFFICE SUPPLIES		*	25.22	
		9/01/21 51	202109 310-51300-42000 POSTAGE		*	90.17	
		9/01/21 51	202109 310-51300-42500 COPIES		*	180.90	

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		9/01/21 51	202109 310-51300-41000		*	63.59	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,693.21 000443
9/22/21 00012		6/01/21 2914	202105 320-57200-46400		*	146.41	
		IRRIG RPRS RCHG CTR					
		6/01/21 2915	202106 320-57200-46400		*	241.72	
		IRRIG RPR INTRCHG EAST					
		6/01/21 3014	202106 320-57200-46100		*	3,320.00	
		JUN LNDSCP MAINT RCHG CTR					
		6/16/21 3149	202106 320-57200-46400		*	408.52	
		IRRIG RPRS PH1					
		7/01/21 3401	202107 320-57200-46100		*	14,210.00	
		JUL LANDSCAPE MAINT PH2					
		7/01/21 3406	202107 320-57200-46100		*	4,160.00	
		JUL LNDSCP MAINT INTCHG E					
		7/01/21 3430	202107 320-57200-46100		*	3,320.00	
		JUL LNDSCP MAINT RCHG CTR					
		9/01/21 4100	202109 320-57200-46100		*	6,027.00	
		SEPT LNDSCP MAINT PH1					
		9/01/21 4101	202109 320-57200-46100		*	14,210.00	
		SEPT LNDSCP MAINT PH2					
		9/01/21 4106	202109 320-57200-46100		*	4,160.00	
		SEP LNDSCP MAINT INTCHG E					
		9/01/21 4130	202109 320-57200-46100		*	3,320.00	
		SEP LNDSCP MAINT RCHG CTR					
				SUN STATE NURSERY			53,523.65 000444
9/22/21 00079		8/05/21 2985	202108 320-57200-46000		*	1,353.00	
		FAB & INSTL3"KICKOUT FLSH					
				THORNE METAL SYSTEMS, INC			1,353.00 000445
9/22/21 00080		9/08/21 2951	202109 330-57200-47100		*	4,184.50	
		PLYGRD PROPL#134144758					
				TOP LINE RECREATION, INC			4,184.50 000446
				TOTAL FOR BANK A		119,310.70	
				TOTAL FOR REGISTER		119,310.70	

CYBL CYPRESS BLUFF OKUZMUK



# Invoice

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

**Invoice #** 388424  
**Date** 9/1/2021  
**Terms**  
**Due Date** 9/15/2021  
**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

Sept

Description	Quantity	Rate	Amount
Amenity Manager 1.320.572.450	1	8,030.42	8,030.42
Facility Attendant 1.320.572.457	1	741.27	741.27
Pool Maintenance 1.320.572.468	1	864.81	864.81
Janitorial 1.320.572.462	1	864.81	864.81
Lifestyle 1.320.572.340	1	1,112.00	1,112.00
Maintenance 1.320.572.466	1	741.27	741.27

**Total** \$12,354.58



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

**General Fund**

**Check Request**

Date	Amount	Authorized By
September 16, 2021	808.48 ✓	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.)

RECEIVED SEP 16 2021

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

***General Fund***

**Check Request**

Date	Amount	Authorized By
September 16, 2021	\$808.28 ✓	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
<i>(Attach supporting documentation for request.)</i>

RECEIVED SEP 16 2021



Clear Waters, Inc.  
P.O. Box 291522  
Port Orange, FL 32129

# Invoice

DATE	INVOICE #
9/5/2021	116748

<b>BILL TO</b>
e-Town 10571 eTown Parkway Jacksonville, FL 32256 Attn: Marcy Pollicino

81 A

Phone #	P.O. NO.	TERMS	ACCOUNT #
386-767-4928		Net 30	822

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1 1.320.57200.46400	90.00	90.00



Thank you for your business.

Clearwaterslakemgmt.com

**Total**

\$90.00



# INVOICE

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

Customer	Cypress Bluff Community Development District
Acct #	835
Date	09/09/2021
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 37,725.00
Payment Amount	
Payment for:	Invoice#14143
100121353	

Thank You

Please detach and return with payment



Customer: Cypress Bluff Community Development District

Invoice	Effective	Transaction	Description	Amount
14143	10/01/2021	Renew policy	Policy #100121353 10/01/2021-10/01/2022 Florida Insurance Alliance <i>FY2022</i> Package - Renew policy Due Date: 9/9/2021  <div style="text-align: center;">   <i>IA</i> </div>	37,725.00
				<b>Total</b>
				\$ 37,725.00
				Thank You
				<i>1.300.15500.10000</i>
FOR PAYMENTS SENT OVERNIGHT: Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453				

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021		
Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/09/2021



# Invoice

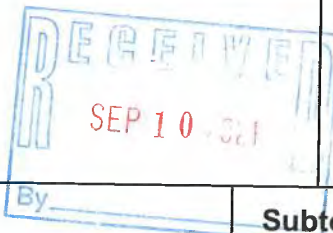
Date	Invoice #
9/9/2021	40749

P. O. Box 6241 Fax: 352-351-0983  
Ocala, FL 34478 Ph: 352-351-3578

Project / Job

Bill To		Ship To			
Cypress Bluff Community Development Dist. 475 W Town Place STE 114 St. Augustine, FL 32092		eTown Dog park 10571 eTown Parkway Jacksonville, FL 32256			
Customer P.O. #	Terms	Rep	Ship Via	S.O. No.	
Marcy	15 Day Net Trust	TED	FSI INSTAL...	22200	

Line	Item Code	Description	Qty	Price	B.O.	Ordered	Amount
		Dog Park add on					
1	FENCE	Dog Fence Jerith Patriot 2-Rail 4' H steel Architectural 6 Ga. Includes powdercoat Black Per LF (8) Section; 48" x 6' W (9) Post; 2" Posts w/ Flat Cap (2) Post 3" with flat cap Powder coated Black	50	29.00	0	50	1,450.00T
2	FENCE	Gate 10' W x 4' H Double Gate made of Jerith Patriot Post: 3" with flat cap Hinges: TruClose black Latch: MagnaLatch black Drop Rods: SS black Gate Stop	1	1,600.00	0	1	1,600.00T
3	INTALLAT...	Installation Charges for Fence Jerith Patriot	50	8.00		50	400.00
4	INTALLAT...	Installation Charges for Gate	1	120.00		1	120.00
5	Mobilization	Mobilization	1	200.00		1	200.00T
		Completion 9/9					



1,330.57200, 47100

Thank you for your business.

By _____	<b>Subtotal</b>	<b>\$3,770.00</b>
	<b>Sales Tax (0.0%)</b>	<b>\$0.00</b>
	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$3,770.00</b>

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 51

Invoice Date: 9/1/21

Due Date: 9/1/21

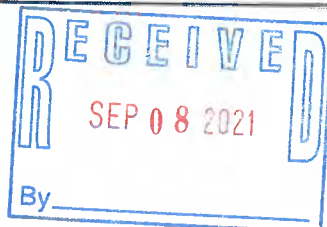
Case:

P.O. Number:

**Bill To:**

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

Description		Hours/Qty	Rate	Amount
Management Fees - September 2021	1,310.513.340		3,750.00	3,750.00
Information Technology - September 2021	1,310.513.352		250.00	250.00
Dissemination Agent Services - September 2021	1,310.513.313		333.33	333.33
Office Supplies	1,310.513.570		25.22	25.22
Postage	1,310.513.420		90.17	90.17
Copies	1,310.513.425		180.90	180.90
Telephone	1,310.513.410		63.59	63.59



<b>Total</b>	<b>\$4,693.21</b>
--------------	-------------------

<b>Payments/Credits</b>	<b>\$0.00</b>
-------------------------	---------------

<b>Balance Due</b>	<b>\$4,693.21</b>
--------------------	-------------------



## Maintenance Invoice

Invoice#: 2914

Date: 06/01/2021

12A

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

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

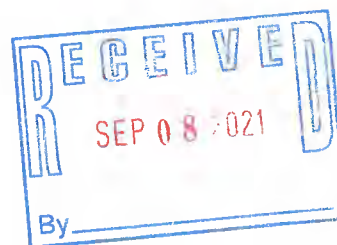
---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
Service Calls - 5/6/21 & 5/19/21 Repaired Multiple Broken Sprinkler Heads	1.00	146.41	146.41	N

1.320.57200.46400



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](mailto:accounting@sunstatenursery.com)

Amount Due

146.41

THANK YOU FOR YOUR BUSINESS!!



## Maintenance Invoice

Invoice#: 2915

Date: 06/01/2021

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

**For:** E-Town Interchange East

12A

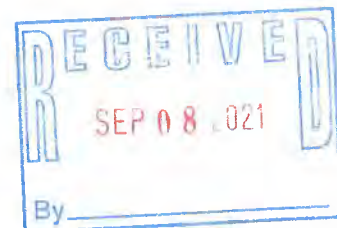
---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
Repairs Made During Monthly Inspection				
4" Hunter Rotors	2.00	20.37	40.74	N
6" Popups	2.00	15.11	30.22	N
MP Rotator	4.00	15.19	60.76	N
Labor	2.00	55.00	110.00	N

1.320.572.464.



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](mailto:accounting@sunstatenursery.com)

**Amount Due**

**241.72**

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 3014

Date: 06/01/2021

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

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

12A

---

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

---

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

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](mailto:accounting@sunstatenursery.com)

<b>Amount Due</b>	<b>3,320.00</b>
-------------------	-----------------

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 3149

Date: 06/16/2021

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

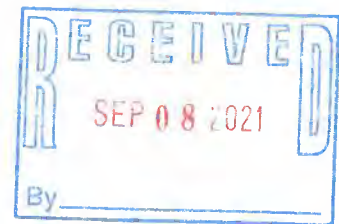
**For:** E-Town Phase 1

12A

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

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs				
4" Hunter Rotor	2.00	20.37	40.74	N
2000 S MPR Nozzles	5.00	16.54	82.70	N
2" White Pipe 20'	1.00	27.44	27.44	N
1" Purple Pipe 20'	1.00	13.16	13.16	N
1" Couplings	2.00	0.97	1.94	N
1" Tees	2.00	1.85	3.70	N
6" Hunter Popup	1.00	15.10	15.10	N
.5" Flex Pipe 2'	1.00	2.25	2.25	N
.5" Street 90's	1.00	1.49	1.49	N
Labor	4.00	55.00	220.00	N

1.320.572.464



**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](mailto:accounting@sunstatenursery.com)

**Amount Due**

**408.52**

**THANK YOU FOR YOUR BUSINESS!!**





## Maintenance Invoice

Invoice#: 3401

Date: 07/01/2021

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

**For:** E-Town Phase 2

12A

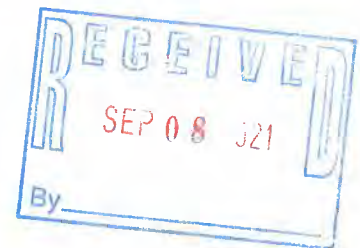
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For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

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

1.320.572.461



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

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

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

**Amount Due**

**14,210.00**

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 3406

Date: 07/01/2021

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

**For:** E-Town Interchange East

12A

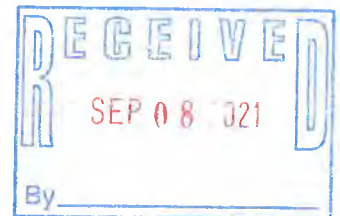
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For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

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Description	Quantity	Price	Ext Price	Sales Tax
July Landscape Maintenance	1.00	4,160.00	4,160.00	N

1,320,572.461



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

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

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

**Amount Due**

**4,160.00**

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 3430

Date: 07/01/2021

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

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

12A

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

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

1.320.572.461



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

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

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

**Amount Due**

**3,320.00**

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 4100

Date: 09/01/2021

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

**For:** E-Town Phase 1

12A

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

---

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

1.320.572.461



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

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

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

**Amount Due**

**6,027.00**

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 4101

Date: 09/01/2021

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

**For:** E-Town Phase 2  
4314 Pablo Oaks Court  
Jacksonville FL 32224

12A

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

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

1,320,572.461



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

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

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

**Amount Due**

**14,210.00**

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 4106

Date: 09/01/2021

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

**For:** E-Town Interchange East  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

12A

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

Description	Quantity	Price	Ext Price	Sales Tax
September Landscape Maintenance	1.00	4,160.00	4,160.00	N

1,820.572-461



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

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

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

**Amount Due**

**4,160.00**

**THANK YOU FOR YOUR BUSINESS!!**



## Maintenance Invoice

Invoice#: 4130

Date: 09/01/2021

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

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

12A

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

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

1,320.572.461



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

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

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

**Amount Due**

**3,320.00**

**THANK YOU FOR YOUR BUSINESS!!**

# Thorne Metal Systems, Inc

1635 Farm Way, Suite 406

Middleburg, FL 32068

904-284-4353

904-284-4366

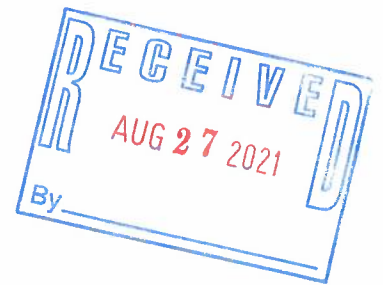
Date: August 5, 2021

To: Cypress Bluff CDD

Attention: Approval Board

Job: E Town Recharge – Roof Runoff

Invoice #2985



Description of Work: Fabricate and install 3" kickout flashing

**Total Amount:**

**\$1,353.00**

79A

1,320.572.460



Top Line Recreation, Inc.  
2922 HOWLAND BLVD -  
SUITE 4  
Deltona, FL 32725  
(800)921-4509  
soniap@toplinerec.com  
http://www.toplinerec.com



\*50A

## INVOICE

**BILL TO**

Marcy Pollicino  
ETown Jax  
11003 ETown Parkway  
Jacksonville, FL 32256

**SHIP TO**

Marcy Pollicino  
ETown Jax  
11003 ETown Parkway  
Jacksonville, FL 32256

**INVOICE # 2951****DATE 09/08/2021****DUE DATE 09/08/2021****TERMS 50% DEPOSIT****SALES REP**

Will Johnson

**QUOTE**

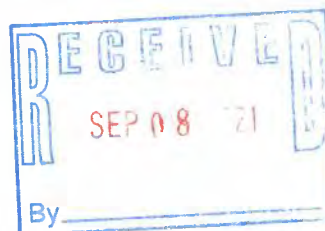
TLRQ4317

ACTIVITY	QTY	RATE	AMOUNT
E-TOWN ADDITIONS DOWN PAYMENT REQUERED of 50% = \$ 4,184.50			
BURKE #134-144758-1 \$3,399.00	1	3,399.00	3,399.00
ENG/CALC ENGINEERED DRAWINGS/CALCS \$1,107.14	1	1,107.14	1,107.14
BOSGRAAF* INSTALL #134-144758-1 \$3,076.92	1	3,076.92	3,076.92

Thank you for your business!

SUBTOTAL 7,583.06  
SHIPPING 785.94  
TOTAL 8,369.00  
BALANCE DUE

**\$8,369.00** <sup>1/2</sup>



1.330.57200.  
47100

# QUOTE



QUOTE #	TLRQ4317
PROJECT NAME	E-town Jax

Bill to:

Marcy Pollicino  
 E Town Jax  
 11003 eTown Parkway  
 Jacksonville, FL 32256  
 904.527.1081  
 recharge@etownjax.com

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

Ship to:

Marcy Pollicino  
 E Town Jax  
 10571 E-Town Parkway  
 Jacksonville, FL 32256  
 904.527.1081  
 recharge@etownjax.com

SALESPERSON	PAYMENT TERMS	QUOTE CREATED	QUOTE EXPIRES
William Johnson	Purchase Order	Sep 7, 2021	Oct 6, 2021

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL PRICE
<b>E- Town Additions 2021</b>				
1	134-144758-1	BCI Burke Playground Equipment Shown in Proposal 134-144758-1 (1)T-swing & (1) 2 Seat Rocker Structure Size:20' x 35' 10" Resilient Area:571 sq ft Borders Not Included Age Group: 5-12 year olds User Capacity:4	\$3,399.00	\$3,399.00
1	ENG1DM	FL Professional Engineer Sealed Drawings and Calculations *Permitting not Included if Needed Additional Charges Will Occur	\$1,107.14	\$1,107.14
1	FREIGHT	ABF Shipping Charges to Jacksonville FL 32256 *Please Note - Freight Charges are only Valid Until 10/6/2021	\$785.94	\$785.94
1	BOSGRAAF	Installation of BCI Burke 134-144758-1 Price includes Labor, material and equipment * Spoils from footings to remain on site	\$3,076.92	\$3,076.92
<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>				

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			SUBTOTAL	\$8,369.00
			TAX RATE	
			SALES TAX	\$0.00
			TOTAL	\$8,369.00
			DEPOSIT	\$4,184.50

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

*Mary Pollock*

Date

9-8-21

P.O. #

Tax Exempt No.

85-8017634330C-2