

*Cypress Bluff
Community Development District*

February 22, 2022

AGENDA

**Cypress Bluff
Community Development District**

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

February 15, 2022

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, February 22, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.**

Following is the agenda for the meeting:

Audit Committee Meeting

- I. Call to Order
- II. Approval of Auditor Selection Evaluation Criteria
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of Minutes of the January 25, 2022 Meeting
- IV. Acceptance of the Audit Committee's Recommendation
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer - Consideration of Work Authorization for Preparation of a Public Facilities Report
 - C. District Manager

D. General Manager - Report

VI. Financial Reports

A. Balance Sheet and Income Statement

B. Check Register

VII. Other Business

VIII. Supervisor's Requests and Audience Comments

IX. Next Scheduled Meeting – March 22, 2022 at 1:30 p.m. at the eTown Welcome Center

X. 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, January 25, 2022 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 (by phone)
Bradley Weeber	District Engineer (by phone)
Joe Muhl	PARC Group
Marcy Pollicino	Vesta Property Services
Jim Oliver	GMS

The following is a summary of the discussions and actions taken at the January 25, 2022 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.

The following item was taken out of order from the agenda.

SEVENTH ORDER OF BUSINESS

Staff Reports (1)

D. General Manager – Report

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

Ms. Pollicino relayed a resident request to extend rentals to include the yoga lawn and event lawn. There would need to be stipulations such as no inflatables, food trucks, game trucks, etc. Mr. Perry noted in order to charge rental fees for the new areas the District would need to go through the rulemaking process so the change would not be able to go into effect immediately. Ms. Buchanan reminded the Board of non-resident and Del Webb Recharge memberships that expired December 31st and noted those could be changed during the rulemaking process if they're no longer applicable.

THIRD ORDER OF BUSINESS**Approval of Minutes of the October 26, 2021 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor the minutes of the October 26, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Ratification of Requisition Nos. 1 & 2 for the Series 2021 Bonds and No. 45 for the Series 2019 Bonds**

Mr. Perry informed the Board requisition number one was for cost of issuance, requisition number two was for acquisition of work product, and requisition number forty-five is payable to PARC Group related to the project services agreement.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor Requisitions 1 & 2 (Series 2021) and Requisition 45 (Series 2019) were ratified.

FIFTH ORDER OF BUSINESS**Consideration of Series 2020A Requisition Related to the Acquisition of the Phase 2 Stormwater and Phase 3 Utility Improvements**

A copy of requisition number five for Series 2020A made payable to Pulte was included in the agenda package for the Board's review.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor Series 2020A requisition number five was approved.

SIXTH ORDER OF BUSINESS**Selection of Audit Committee**

Mr. Perry recommended the Board retain itself as the audit committee. Prior to the next meeting the audit committee will meet to select auditor selection evaluation criteria and issuance of a request for proposals will follow.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor the Board of Supervisors serving as the audit committee was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports (2)****A. District Counsel****1. Memo Regarding Prompt Payment Policies**

Ms. Buchanan informed the Board the prompt payment policies have been adjusted to incorporate recent statutory changes. The most significant is an increase in interest from 1% to 2% in the event of a late payment. She asked that the Board authorize her firm to amend the prompt payment policies according to the redline included in the agenda package and a resolution will be brought to the next meeting to codify the changes.

2. Memo Regarding Public Records Exemptions

A copy of the memorandum regarding recent legislative changes to public records exemptions was included in the agenda package.

3. Memo Regarding Publication of Legal Notices

Ms. Buchanan stated that in theory the District could use websites to publish meeting notices, however it requires a regular notice be published stating that the website is being used for noticing purposes and in her opinion the quantity of publications does not justify making that change.

4. Memo Regarding Stormwater Needs Analysis

Ms. Buchanan informed the Board legislation was recently put in place regarding special districts to do an analysis of the stormwater systems and water and sewer systems, if applicable. The analysis is required to be completed prior to June 30, 2022. She noted the engineer can put together a work authorization to be brought back to a future meeting, or the

Board could authorize the Chairman to move forward with a not to exceed amount and work with Mr. Weeber to finalize the work authorization.

Mr. Weeber stated he believes the not to exceed amount will be \$10,000.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor authorizing the Chairman to work with District staff on finalizing a work authorization for England Thims & Miller to prepare a stormwater needs analysis report at an amount not to exceed \$10,000 was approved.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor amending the prompt payment policies to include recent statutory changes was approved.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Income Statement

B. Check Registers

- 1. October**
- 2. November**
- 3. December**

Mr. Perry noted the October check register totals \$69,930.27, the November check register totals \$37,208.88, and the December check register totals \$82,155.14.

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

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Holmes stated that he felt Ms. Pollicino does an outstanding job and the Board discussed a one-time retention bonus for Ms. Pollicino by amending Vesta's contract.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor amending the Vesta contract to include a one-time \$5,000 retention bonus for Ms. Pollicino was approved.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 22, 2022 at 1:30 p.m. at the eTown Welcome Center

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

CYPRESS BLUFF CDD
AUDITOR SELECTION
EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

FIFTH ORDER OF BUSINESS

B.

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICTG
WORK AUTHORIZATION NO. 6
PUBLIC FACILITIES REPORT
(13-102-29)**

Scope of Work

England-Thims & Miller, Inc. shall provide professional engineering services for the Cypress Bluff Community Development District as directed by the Board of Supervisors or their designee. The work is to prepare a Public Facilities Report that will satisfy Florida Statutes Section 189.415. The purpose of the report is to provide a general description of public facilities owned, maintained or operated by the District and also outline any currently proposed facility expansion programs within the next five years.

ESTIMATED FEE..... \$3,500.00

(HOURLY – NOT TO EXCEED)

**ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE – 2022
Basis of Estimated Fee (12 months)**

CEO/CSO.....	\$375.00/Hr.
President.....	\$330.00/Hr.
Executive Vice President.....	\$320.00/Hr.
Vice President	\$257.00/Hr.
Senior Engineer/ Senior Project Manager.....	\$205.00/Hr.
Project Manager	\$190.00/Hr.
Director.....	\$175.00/Hr.
Engineer.....	\$165.00/Hr.
Assistant Project Manager	\$155.00/Hr.
Senior Planner /Planning Manager.....	\$190.00/Hr.
Planner.....	\$155.00/Hr.
CEI Project Manager.....	\$175.00/Hr.
CEI Senior Inspector.....	\$155.00/Hr.
CEI Inspector	\$125.00/Hr.
Senior Landscape Architect.....	\$175.00/Hr.
Landscape Architect.....	\$160.00/Hr.
Senior Technician.....	\$155.00/Hr.
GIS Developer / Senior Analyst.....	\$170.00/Hr.
GIS Analyst	\$140.00/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00/Hr.
Engineering Intern	\$140.00/Hr.
Engineering/Landscape Designer.....	\$140.00/Hr.
CADD/GIS Technician.....	\$125.00/Hr.
Administrative Support.....	\$90.00/Hr.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before _____, 2022.

Approval

Submitted by: 
England, Thims & Miller, Inc.

Date: 2/15, 2022

Approved by: _____
Cypress Bluff Community Development District

Date: _____, 2022

D.



COMMUNITY MANAGER REPORT 2/22/22
SUBMITTED BY MARCY POLLICINO

ReCHARGE UPDATE:

Pool sign installed in the pool area directing guests to the restrooms per State of FL Health Department 2022 requirements. The cost for this sign was \$525.83



The Recharge parking lot, entrance and pool deck will be power wash spot cleaned. The pool deck chairs will receive a full clean. This will take place in April to prepare for the summer high season. Cost: \$2,300

Two micro inverters for the solar panels need to be replaced. A1A Solar is going back to the manufacturer for the warranty. Therefore, two solar panels are not currently producing. Once the micro inverters are replaced, they will begin producing energy again.

January Amenity Use:

Gym door was opened 1,218 times.

Rear gym door was opened 38 times.

Main entry gate was opened 1,019 times.

Main pool gate was opened 99 times.

Side pool gate was opened 57 times.

Transaction Report January 2022

CHARGED ON	TRANSACTION AMOUNT	TRANSACTION NOTES	REFUND AMOUNT
1/3/22	\$50	Rooftop Patio Rental Deposit.	\$50
1/3/22	\$50	Pool Deck Rental Deposit	\$50
1/3/22	\$50	Rooftop Patio Rental Deposit	\$0
1/4/22	\$50	Rooftop Patio Rental Deposit	\$50
1/4/22	\$50	Rooftop Patio Rental Deposit	\$50
1/5/22	\$15	Valentine's Mixology Class	\$0
1/6/22	\$50	Rooftop Patio Rental Deposit	\$50
1/12/22	\$15	Valentine's Mixology Class	\$0
1/12/22	\$15	Valentine's Mixology Class	\$0
1/12/22	\$15	Valentine's Mixology Class	\$0
1/13/22	\$15	Valentine's Mixology Class	\$0
1/14/22	\$15	Valentine's Mixology Class	\$0
1/18/22	\$15	Valentine's Mixology Class	\$0
1/21/22	\$100	Rooftop Patio Rental Fee	\$0
1/22/22	\$15	Valentine's Mixology Class	\$0
1/25/22	\$50	Rooftop Patio Rental Deposit	\$0
1/25/22	\$50	Rooftop Patio Rental Deposit	\$0
1/25/22	\$50	Pool Deck Rental Deposit	\$0
1/25/22	\$50	Pool Deck Rental Deposit	\$0
1/27/22	\$15	Valentine's Mixology Class	\$0
1/28/22	\$15	Valentine's Mixology Class	\$0
1/28/22	\$15	Valentine's Mixology Class	\$0
1/28/22	\$15	Valentine's Mixology Class	\$0
1/29/22	\$15	Valentine's Mixology Class	\$0
1/29/22	\$15	Valentine's Mixology Class	\$0
1/30/22	\$15	Valentine's Mixology Class	\$0
1/31/22	\$15	Valentine's Mixology Class	\$0
GRAND TOTAL	\$855		\$250

EVENTS UPDATE:

January Food Truck Friday

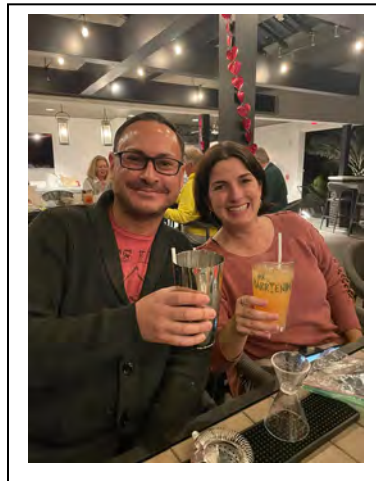
This event did not run due to bad weather and cold temperatures.

Wind Down Wednesday Valentine's Mixology Class

Mr. Barrtender ran a mixology class for 21+ only on the rooftop patio. Residents were charged \$15 pp to help offset the cost. Drinks included a Pop Rock Martini and Pink Cadillac. Saffron food truck was on site for dinner (and open to all residents). This event sold out at 37 residents.

Reaction on social:





Valentine's Cupcake Food Truck

DNP Cupcakery was on site for cupcake pre-orders as well as walk up orders. The truck maintained a steady line while on site.

February Events: Food Truck Friday and Woof Down Lunch (Dog Park Event)

March Events: Mardi Gras Wind Down Wednesday, Family Movie Night, Food Truck Friday, 2nd Annual 5K Donut Run

ACTION ITEMS:

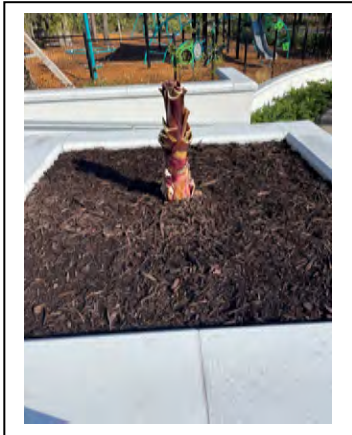
No action items at this time.

LANDSCAPE REPORT:

1. We will be removing the flowers in front of the pool sign per the FL State Health requirements for pool signage. This will enable the full sign to be seen.



2. Flower boxes in front of Recharge will be replanted in March. We are in the process of changing over to plants that will thrive year-round. Here are what the boxes currently look like:



3. Mulch in the dog park will need to be replaced as it becomes necessary. Dogs tend to dig which leaves dirt patches over time. As these dirt patches become noticeable and grow, we will start replacing the mulch with playground mulch. Although this mulch option is an estimated \$100 +/- more than “regular” mulch it will be a more enjoyable experience for both dogs and dog owners.

Proposed 10 yards for mulch = \$828.80

This would be an ongoing charge and would be replaced as necessary as we move forward over the course of months/years as mulch dissipates. This is the first mulch charge we have incurred since opening. Please see the attached quote.

4. The back of the large dog park has drainage issues. This area has been watched over the past few months. However, the water does not dry out. While there are still “swampy” areas, two areas need to be addressed where the water has pooled until it is determined how to properly address the water drainage. Please see the attached quote.

Proposed sand/mulch in dog park for pooled areas: \$828.80



5. The sod damage off the playground near the bike rack will be resodded once the weather moves above freezing temperatures at night.

Resod=\$791.35



SIXTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
January 31, 2022



Cypress Bluff
Community Development District
Combined Balance Sheet
January 31, 2022

Governmental Fund Types

	General	Debt Service	Capital Projects	Totals (Memorandum Only)
<u>Assets:</u>				
Cash	\$827,755	---	---	\$827,755
Due from Developer	\$27,145	---	---	\$27,145
Investments:				
<i>Series 2019</i>				
Reserve	---	\$364,591	---	\$364,591
Revenue	---	\$23,296	---	\$23,296
Prepayment	---	\$5,098	---	\$5,098
Acquisition & Construction- Parcel E3A	---	---	\$4	\$4
Acquisition & Construction- Parcel E7A	---	---	\$1	\$1
Acquisition & Construction- Sold Parcels	---	---	\$5,784	\$5,784
Acquisition & Construction	---	---	\$4,002	\$4,002
Due from General Fund	---	\$709,604	---	\$709,604
<i>Series 2020</i>				
Reserve	---	\$247,338	---	\$247,338
Revenue	---	\$295	---	\$295
Acquisition & Construction- Parcel E7C	---	---	\$331	\$331
Acquisition & Construction- Sold Parcels	---	---	\$195	\$195
Due from General Fund	---	\$423,225	---	\$423,225
<i>Series 2020A</i>				
Reserve	---	\$212,509	---	\$212,509
Revenue	---	\$6,459	---	\$6,459
Interest	---	\$81	---	\$81
Prepayment	---	\$11,068	---	\$11,068
Acquisition & Construction	---	---	\$2,917,973	\$2,917,973
Cost of Issuance	---	---	\$9,426	\$9,426
Due from General Fund	---	\$383,120	---	\$383,120
<i>Series 2021</i>				
Reserve	---	\$57,625	---	\$57,625
Cost of Issuance	---	---	\$5,363	\$5,363
Due from Debt Service	\$14,543	---	---	\$14,543
Due from Other	\$747	---	---	\$747
Assessment Receivable	\$97,206	---	---	\$97,206
Investment-SBA	\$250,832	---	---	\$250,832
Prepaid Expenses	\$5,714	---	---	\$5,714
Total Assets	<u>\$1,223,942</u>	<u>\$2,444,309</u>	<u>\$2,943,079</u>	<u>\$6,611,330</u>
<u>Liabilities:</u>				
Accounts Payable	\$24,225	---	---	\$24,225
Accrued Expenses	\$4,546	---	---	\$4,546
Due to Debt Service SE 2019	\$58,702	---	---	\$58,702
Due to Debt Service SE 2020	\$71,556	---	---	\$71,556
Due to Debt Service SE 2020A	\$48,738	---	---	\$48,738
Due to General Fund	---	\$14,543	---	\$14,543
Due to GMS/Assmt Billing Fee	\$48	---	---	\$48
Due to Other	\$7,897	---	---	\$7,897
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$2,429,766	---	\$2,429,766
Unassigned	\$1,008,231	---	\$2,943,079	\$3,951,309
Total Liabilities and Fund Equity	<u>\$1,223,942</u>	<u>\$2,444,309</u>	<u>\$2,943,079</u>	<u>\$6,611,330</u>

Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	PRORATED		ACTUAL	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 1/31/22		
Revenues:				
Assessments-Tax Collector	\$471,996	\$424,585	\$424,585	\$0
Assessments-Direct	\$435,179	\$404,025	\$404,025	\$0
Interest-SBA	\$1,000	\$333	\$104	(\$229)
Other Revenues	\$10,000	\$3,333	\$2,633	(\$700)
Total Revenues	\$918,175	\$832,277	\$831,348	(\$929)
Expenditures				
Administrative				
Supervisor Fees	\$12,000	\$4,000	\$2,000	\$2,000
FICA Expense	\$918	\$306	\$122	\$184
Engineering	\$5,000	\$1,667	\$291	\$1,376
Arbitrage	\$1,800	\$600	\$600	\$0
Dissemination Agent	\$4,000	\$1,333	\$1,717	(\$383)
Attorney	\$15,000	\$5,000	\$1,985	\$3,015
Annual Audit	\$8,000	\$2,667	\$0	\$2,667
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$19,000	\$6,333	\$0	\$6,333
Management Fees	\$46,800	\$15,600	\$15,600	\$0
Information Technology	\$2,500	\$833	\$833	\$0
Website Maintenance	\$1,250	\$417	\$417	(\$0)
Telephone	\$500	\$167	\$33	\$134
Postage	\$1,500	\$500	\$129	\$371
Printing & Binding	\$3,000	\$1,000	\$578	\$422
Insurance	\$5,919	\$5,919	\$5,570	\$349
Legal Advertising	\$4,000	\$1,333	\$300	\$1,034
Other Current Charges	\$1,000	\$333	\$162	\$171
Office Supplies	\$600	\$200	\$25	\$175
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$137,962	\$53,383	\$35,536	\$17,847
Grounds Maintenance				
Pond Maintenance (Water Quality)	\$6,000	\$2,000	\$360	\$1,640
Landscape Maintenance	\$285,000	\$95,000	\$110,868	(\$15,868)
Landscape Contingency	\$25,000	\$8,333	\$602	\$7,731
Pump Maintenance	\$3,550	\$1,183	\$0	\$1,183
Water & Sewer	\$48,000	\$16,000	\$10,462	\$5,538
Irrigation Repairs	\$3,000	\$1,000	\$1,757	(\$757)
Landscape Reserves	\$20,000	\$6,667	\$0	\$6,667
Pest Control	\$1,920	\$640	\$600	\$40
Other Repairs and Maintenance	\$6,000	\$2,000	\$0	\$2,000
Total Grounds Maintenance	\$398,470	\$132,823	\$124,650	\$8,174

Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<u>Amenity</u>				
Insurance	\$33,941	\$33,941	\$32,155	\$1,786
Amenity Manager	\$102,262	\$34,087	\$39,088	(\$5,001)
Lifestyle Manager	\$13,740	\$4,580	\$0	\$4,580
Pool Maintenance	\$8,844	\$2,948	\$2,948	\$0
Pool Chemicals	\$12,500	\$4,167	\$4,165	\$2
Facility Attendant	\$64,360	\$21,453	\$21,453	\$0
Janitorial Services	\$9,830	\$3,277	\$3,277	(\$0)
Refuse	\$1,500	\$500	\$451	\$49
Security and Gate Maintenance	\$4,000	\$1,333	\$1,464	(\$131)
Facility Maintenance	\$18,203	\$6,068	\$6,068	(\$0)
Elevator Maintenance	\$3,000	\$1,000	\$0	\$1,000
Electric	\$6,000	\$6,000	\$6,159	(\$159)
Cable and Internet	\$13,000	\$4,333	\$3,443	\$891
Licenses and Permits	\$1,000	\$333	\$0	\$333
Repairs & Maintenance	\$6,053	\$2,018	\$3,283	(\$1,266)
Special Events	\$20,000	\$6,667	\$2,899	\$3,768
Holiday Decorations	\$1,500	\$500	\$1,197	(\$697)
Fitness Center R&M	\$10,000	\$3,333	\$1,772	\$1,561
Fitness Equipment Rentals	\$24,360	\$8,120	\$7,168	\$952
Reserve for Amenities	\$24,650	\$8,217	\$5,385	\$2,832
Other Current Charges	\$3,000	\$1,000	\$750	\$250
Total Amenity	\$381,743	\$153,875	\$143,125	\$10,750
Total Expenditures	\$918,175	\$340,082	\$303,311	\$36,771
Excess Revenues/Expenses	\$0		\$528,037	
Net Change in Fund Balance	\$0		\$528,037	
Fund Balance - Beginning	\$0		\$480,194	
Fund Balance - Ending	\$0		\$1,008,231	

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

[illegible]

Expenditures:

Administrative

Supervisor Fees	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
FICA Expense	\$61	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122
Engineering	\$194	\$0	\$97	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291
Arbitrage	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Dissemination Agent	\$433	\$333	\$617	\$333	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,717
Attorney	\$0	\$1,148	\$838	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,985
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,900	\$3,900	\$3,900	\$3,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,600
Information Technology	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833
Website Maintenance	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
Telephone	\$19	\$0	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33
Postage	\$112	\$14	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129
Printing & Binding	\$2	\$572	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$578
Insurance	\$5,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,570
Legal Advertising	\$100	\$0	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
Other Current Charges	\$34	\$54	\$74	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162
Office Supplies	\$0	\$18	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
Dues, Licenses & Subscriptions	\$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
Total Administrative	\$17,513	\$6,351	\$5,965	\$5,707	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,536

Grounds Maintenance

[illegible]

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

[illegible]

Cypress Bluff
Community Development District
2019 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
<u>Revenues</u>				
Assessments-Tax Collector	\$615,862	\$600,869	\$600,869	\$0
Assessments-Direct	\$115,820	\$86,001	\$86,001	\$0
Assessments-Prepayments	\$0	\$0	\$5,097	\$5,097
Assessments-True Up	\$0	\$0	\$22,181	\$22,181
Assessments-Interest Prepayments	\$0	\$0	\$552	\$552
Interest Income	\$200	\$67	\$53	(\$14)
Carry Forward Surplus	\$269,727	\$0	\$0	\$0
Total Revenues	\$1,001,609	\$686,937	\$714,754	\$27,817
<u>Expenditures</u>				
<u>Series 2019</u>				
Interest Expense - 11/1	\$261,417	\$261,417	\$260,686	\$731
Principal Expense Prepay 11/1	\$0	\$0	\$15,000	(\$15,000)
Principal Expense - 5/1	\$210,000	\$0	\$0	\$0
Interest Expense - 5/1	\$261,417	\$0	\$0	\$0
Total Expenditures	\$732,834	\$261,417	\$275,686	(\$14,269)
Excess Revenues (Expenditures)	\$268,775		\$439,067	
Fund Balance - Beginning	\$274,991		\$648,978	
Fund Balance - Ending	\$543,766		\$1,088,046	

Cypress Bluff
Community Development District
2020 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
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Revenues

Assessments-Tax Collector	\$8,525	\$8,314	\$8,314	\$0
Assessments-Direct	\$486,075	\$414,911	\$414,911	\$0
Interest Income	\$100	\$33	\$40	\$7
Total Revenues	\$494,700	\$423,259	\$423,266	\$7

Expenditures

Series 2020

Interest Expense - 11/1	\$182,244	\$182,244	\$182,244	\$0
Principal Expense - 11/1	\$130,000	\$130,000	\$130,000	\$0
Interest expense - 5/1	\$179,709	\$0	\$0	\$0
Total Expenditures	\$491,953	\$312,244	\$312,244	\$0

Excess Revenues (Expenditures)	\$2,748	\$111,022
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Fund Balance - Beginning	\$0	\$559,836
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Fund Balance - Ending	\$2,748	\$670,858
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Cypress Bluff
Community Development District
2020A Debt Service Fund (Del Webb)
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED BUDGET	PRORATED	ACTUAL THRU 1/31/22	VARIANCE
		BUDGET THRU 1/31/22		

Revenues

Assessments-Tax Collector	\$285,652	\$278,699	\$278,699	\$0
Assessments-Direct	\$139,117	\$104,421	\$104,421	\$0
Assessments- Prepayments	\$0	\$0	\$11,068	\$11,068
Interest Income	\$100	\$8	\$29	\$21

Total Revenues	\$424,869	\$383,128	\$394,216	\$11,088
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Expenditures

Series 2020A

Interest Expense -11/1	\$134,139	\$134,139	\$134,139	\$0
Principal Expense -5/1	\$155,000	\$0	\$0	\$0
Interest Expence -5/1	\$134,139	\$0	\$0	\$0

Total Expenditures	\$423,279	\$134,139	\$134,139	\$0
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Excess Revenues (Expenditures)	\$1,590		\$260,077	
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Fund Balance - Beginning	\$0		\$353,160	
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Fund Balance - Ending	\$1,590		\$613,237	
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Cypress Bluff
Community Development District
2021 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/22	ACTUAL THRU 1/31/22	VARIANCE
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Revenues

Assessments-Tax Collector	\$0	\$0	\$0	\$0
Assessments-Direct	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$0	\$0

Total Revenues	\$0	\$0	\$0	\$0
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Expenditures

Series 2021

Interest Expense -11/1	\$0	\$0	\$0	\$0
Principal Expense -5/1	\$0	\$0	\$0	\$0
Interest Expense -5/1	\$0	\$0	\$0	\$0

Total Expenditures	\$0	\$0	\$0	\$0
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Other Sources/(Uses)

Bond Proceeds	\$0	\$0	\$28,422	(\$28,422)
Net Premium on Bond	\$0	\$0	\$29,203	(\$29,203)

Total Other	\$0	\$0	\$57,625	(\$57,625)
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Excess Revenues (Expenditures)	\$0		\$57,625	
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Fund Balance - Beginning	\$0		\$0	
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Fund Balance - Ending	\$0		\$57,625	
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Cypress Bluff
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending January 31, 2022

	Series 2019	Series 2020	Series 2020A	Series 2021
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Revenues:

Interest	\$2	\$0	\$294	\$0
Total Revenues	\$2	\$0	\$294	\$0

Expenditures

Capital Outlay	\$20,000	\$0	\$0	\$1,795,078
Cost of Issuance	\$0	\$0	\$0	\$166,138
Underwriters Discount	\$0	\$0	\$0	\$50,000
Total Expenditures	\$20,000	\$0	\$0	\$2,011,216

Other Sources/(Uses)

Bond Proceeds	\$0	\$0	\$0	\$2,016,578
Transfer In	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$2,016,578

Excess Revenues (Expenditures)	(\$19,998)	\$0	\$294	\$5,363
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Fund Balance - Beginning	\$29,789	\$525	\$2,927,106	\$0
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Fund Balance - Ending	\$9,791	\$525	\$2,927,400	\$5,363
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Cypress Bluff

Community Development District

Long Term Debt Report

Series 2019 Special Assessment Bonds

Interest Rate:	3.75-5.1%
Maturity Date:	5/1/2048
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$364,591.25
Reserve Fund Balance:	\$364,591.25
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)
Special Call-11/1/2021	(\$15,000)
Current Bonds Outstanding	\$10,765,000

Series 2020 Special Assessment Bonds

Interest Rate:	3.9-5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$247,243.75
Reserve Fund Balance:	\$247,337.50
Bonds outstanding - 4/15/2020	\$7,705,000
Mandatory Principal- 11/1/2020	(\$290,000)
Mandatory Principal- 11/1/2021	(\$130,000)
Current Bonds Outstanding	\$7,285,000

Cypress Bluff
Community Development District
Long Term Debt Report

Series 2020A Special Assessment Bonds (Del Webb)

Interest Rate:	2.7-3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$212,440.00
Reserve Fund Balance:	\$212,508.78
Bonds outstanding - 9/11/2020	\$7,675,000
Mandatory Principal- 5/1/2021	(\$150,000)
Current Bonds Outstanding	\$7,525,000

Series 2021 Special Assessment Bonds

Interest Rate:	2.7-3.8%
Maturity Date:	5/1/2051
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$57,625.00
Reserve Fund Balance:	\$57,625.00
Bonds outstanding - 11/1/2021	\$2,045,000
Current Bonds Outstanding	\$2,045,000

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2022 Assessment Receipts

ASSESSED TO	ASSESSED						
	# UNITS ASSESSED	SERIES 2019 DEBT NET	SERIES 2020 DEBT NET	SERIES 2020A DEBT NET	SERIES 2021 DEBT NET	O&M NET	TOTAL NET ASMTS
PROVIDENCE CONSTRUCTION COMPANY	137	50,360.86	55,797.54			68,500.00	174,658.40
PULTE HOME CORPORATION	176	-	65,244.94	139,228.11		57,200.00	261,673.05
TOLL SOUTHEAST LP COMPANY INC.	322	64,306.95	163,517.77			161,000.00	388,824.72
DRP CND ICI LLC / WEEKLEY	378	-	201,491.10			189,000.00	390,491.10
NET ASSESSMENTS BULK LANDS (1)	1,013	114,667.81	486,051.35	139,228.11	-	475,700.00	1,215,647.27
TAX ROLL	984	615,861.72	8,524.62	285,652.37		435,179.25	1,345,217.94
TOTAL DISTRICT	1,997	730,529.53	494,575.97	424,880.48	-	910,879.25	2,560,865.21

(1) Direct Invoices are due 50% 12/1/21, 25% 2/1/22, 25% 5/1/22

ASSESSED TO	RECEIPTS						
	BALANCE DUE (DISCOUNTS NOT TAKEN)	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	SERIES 2021 PAID	O&M PAID	TOTAL ASMTS PAID
PROVIDENCE CONSTRUCTION COMPANY	43,664.60	37,770.65	41,848.15			51,375.00	130,993.80
PULTE HOME CORPORATION	65,418.26	-	48,933.70	104,421.09		42,900.00	196,254.79
TOLL SOUTHEAST LP COMPANY INC.	97,206.18	48,230.22	122,638.32			120,750.00	291,618.54
DRP CND ICI LLC / WEEKLEY	-	-	201,491.10	-	-	189,000.00	390,491.10
BULK LANDS	206,289.04	86,000.87	414,911.27	104,421.09	-	404,025.00	1,009,358.23
TAX ROLL	(542,504.72)	600,869.42	8,317.09	278,698.56	-	424,585.40	1,887,722.66
TOTAL DISTRICT	(336,215.68)	686,870.29	423,228.36	383,119.65	-	828,610.40	2,897,080.89

SUMMARY OF TAX ROLL COLLECTIONS							
DUVAL COUNTY DISTRIBUTION	DATE	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	SERIES 2021 PAID	O&M PAID	TOTAL ASMTS PAID
1	11/10/2021	653.99	9.05	303.34	-	462.12	1,428.51
2	11/19/2021	39,717.39	549.76	18,421.94	-	28,065.04	86,754.12
3	12/6/2021	36,248.26	501.74	16,812.87	-	25,613.69	79,176.56
4	12/8/2021	232,589.63	3,219.45	107,881.00	-	164,352.12	508,042.21
5	12/9/2021	218,409.10	3,023.17	101,303.71	-	154,331.90	477,067.88
6	12/22/2021	43,215.89	598.18	20,044.63	-	30,537.14	94,395.85
7	1/11/2022	28,860.08	399.47	13,386.04	-	20,393.06	63,038.65
8	1/21/2022	1,175.08	16.27	545.03	-	830.33	2,566.70
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		600,869.42	8,317.09	278,698.56	-	424,585.40	1,312,470.48

% COLLECTED DIRECT INVOICE	75.0%	85.4%	75.0%	0.0%	84.9%	83.0%
% COLLECTED TAX ROLL	97.6%	97.6%	97.6%	0.0%	97.6%	140.3%

B.

Cypress Bluff

Community Development District

Check Run Summary January 31, 2022

Fund	Date	Check No.	Amount
Payroll	1/27/22	50155-50159	\$ 938.80
		Subtotal	<u>\$ 938.80</u>
General Fund			
	1/6/22	507-513	\$ 39,065.05
	1/13/22	514-517	\$ 55,670.20
	1/19/22	518-522	\$ 1,338,425.79
	1/26/22	523-524	\$ 131.50
		Subtotal	<u>\$ 1,433,292.54</u>
Total			\$ 1,434,231.34

PR300R

PAYROLL CHECK REGISTER

RUN 1/27/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50155	3	CHRIS PRICE	184.70	1/27/2022
50156	5	JOHN L HOLMES III	200.00	1/27/2022
50157	2	JOHN S HEWINS JR	184.70	1/27/2022
50158	1	RICHARD T RAY	184.70	1/27/2022
50159	6	WILLIAM J CELLAR	184.70	1/27/2022
TOTAL FOR REGISTER			938.80	

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: January 25, 2022 Meeting

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

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

Approved for Payment:

DocuSigned by:

Jim Perry

District Manager Signature

1/26/2022

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/06/22	00081	1/05/22 119965	202201 320-57200-47200	JAN LAKE MANAGEMENT POND1	*	90.00	
				CLEAR WATERS, INC			90.00 000507
1/06/22	00023	12/29/21 3	202112 310-51300-31300	SE2019 AMORT SCHEDULE	*	100.00	
		12/29/21 3	202112 310-51300-31300	SE2020A AMORT SCHEDULE	*	100.00	
				DISCLOSURE SERVICES LLC			200.00 000508
1/06/22	00095	12/29/21 2977812	202112 310-51300-31500	NOV GENERAL COUNSEL	*	837.50	
				KUTAK ROCK LLP			837.50 000509
1/06/22	00052	12/29/21 9F680863	202201 300-15500-10000	VALENTINES DAY EVENT	*	545.55	
				DESTINY WHITEHEAD DBA			545.55 000510
1/06/22	00094	11/19/21 37386A	202111 320-57200-46000	INSTLL STREET NAME SIGN	*	675.00	
				ROGERS PAVEMENT MAINTENANCE, INC			675.00 000511
1/06/22	00012	1/01/22 5406	202201 320-57200-46100	JAN LANDSCAPE MAINT PH1	*	6,027.00	
		1/01/22 5407	202201 320-57200-46100	JAN LANDSCAPE MAINT PH2	*	14,210.00	
		1/01/22 5412	202201 320-57200-46100	JAN LNDSCP MAINT ITCHG E	*	4,160.00	
		1/01/22 5436	202201 320-57200-46100	JAN LNDSCP MAINT RCHG CTR	*	3,320.00	
				SUN STATE NURSERY			27,717.00 000512
1/06/22	00037	9/28/21 389796AP	202104 320-57200-46810	APR POOL CHEMICALS	*	1,000.00	
		9/28/21 389796AU	202108 320-57200-46810	AUG POOL CHEMICALS	*	1,000.00	
		9/28/21 389796FE	202102 320-57200-46810	FEB POOL CHEMICALS	*	1,000.00	
		9/28/21 389796JA	202101 320-57200-46810	JAN POOL CHEMICALS	*	1,000.00	
		9/28/21 389796JU	202106 320-57200-46810	JUN POOL CHEMICALS	*	1,000.00	
		9/28/21 389796JU	202107 320-57200-46810	JUL POOL CHEMICALS	*	1,000.00	
		9/28/21 389796MA	202105 320-57200-46810	MAY POOL CHEMICALS	*	1,000.00	

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		9/28/21	389796MA 202103 320-57200-46810		*	1,000.00	
			MAR POOL CHEMICALS				
		9/28/21	389796SE 202109 320-57200-46810		*	1,000.00	
			SEPT POOL CHEMICALS				
				VESTA PROPERTY SERVICES, INC.			9,000.00 000513
1/13/22 00097		10/08/21 0292	202201 300-15500-10000		*	150.00	
			DEPOSIT 2/18/22 EVENT				
				ACE WINN			150.00 000514
1/13/22 00096		1/04/22 12122	202201 320-57200-49400		*	300.00	
			1/21/22 EVENT				
				ROBERT LEMAY			300.00 000515
1/13/22 00012		12/01/21 5037	202112 320-57200-46100		*	6,027.00	
			DEC LANDSCAPE MAINT PH1				
		12/01/21 5038	202112 320-57200-46100		*	14,210.00	
			DEC LANDSCAPE MAINT PH2				
		12/01/21 5043	202112 320-57200-46100		*	4,160.00	
			DEC LNDSACP MAINT ITRCHG E				
				SUN STATE NURSERY			24,397.00 000516
1/13/22 00037		12/31/21 394006DE	202112 320-57200-45000		*	102.17-	
			DEC AMENITY CHANGER				
		12/31/21 394006DE	202112 320-57200-45100		*	4,401.08	
			DEC FAC ATTENDANT				
		12/31/21 394006DE	202112 320-57200-46800		*	151.83-	
			DEC POOL MAINTENANCE				
		12/31/21 394006DE	202112 320-57200-46200		*	69.66-	
			DEC JANITORIAL				
		12/31/21 394006DE	202112 320-57200-34000		*	571.42-	
			DEC LIFESTYLES				
		12/31/21 394006DE	202112 320-57200-46600		*	755.09	
			DEC MAINTENANCE				
		12/31/21 394006DE	202112 320-57200-46810		*	13.42	
			DEC POOL CHEMICAL				
		12/31/21 394006NO	202111 320-57200-45000		*	102.17-	
			NOV AMENITY MANAGER				
		12/31/21 394006NO	202111 320-57200-45100		*	4,401.08	
			NOV FACILITY ATTENDANT				
		12/31/21 394006NO	202111 320-57200-46800		*	151.83-	
			NOV POOL MAINTENANCE				
		12/31/21 394006NO	202111 320-57200-46200		*	69.66-	
			NOV JANITORIAL				
		12/31/21 394006NO	202111 320-57200-34000		*	571.42-	
			NOV LIFESTYLE				

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/19/22	00013	1/15/22 01152022	202201 300-20700-10000 FY22 DEBT ASMNT SE2019		*	650,901.71	
		1/15/22 01152022	202201 300-20700-10010 FY22 DEBT ASMNT SE2020		*	351,672.57	
		1/15/22 01152022	202201 300-20700-10020 FY22 DEBT ASMNT SE2020A		*	334,381.55	
THE BANK OF NEW YORK MELLON						1,336,955.83	000521
1/19/22	00055	1/13/22 8229822	202201 320-57200-47000 JAN FIRE ANT CONTROL		*	120.00	
TURNER PEST CONTROL LLC						120.00	000522
1/26/22	00006	1/11/22 201177	202112 310-51300-31100 DEC PROFESSIONAL SERVICES		*	97.00	
ENGLAND, THIMS & MILLER, INC.						97.00	000523
1/26/22	00012	1/25/22 5594	202201 320-57200-46000 BRKN SPRNKL R ERB 15 Q NOZ		*	34.50	
SUN STATE NURSERY						34.50	000524
TOTAL FOR BANK A						1,433,292.54	
TOTAL FOR REGISTER						1,433,292.54	

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

Invoice

DATE	INVOICE #
1/5/2022	119965

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

81A
1.320.572.472

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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1 San Lake Mgt	90.00	90.00

Thank you for your business.

Clearwaterslakemgmt.com

Total

\$90.00

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
12/29/2021	3

Bill To
Cypress Bluff CDD C/O GMS

23A

1.310.513.313

Terms	Due Date
Net 30	1/28/2022

Description	Amount
Amortization Schedule	100.00
Series 2019 2-1-22 Prepay \$5,000	
Amortization Schedule	100.00
Series 2020A 2-1-22 Prepay \$10,000	
<div data-bbox="667 955 985 1012">RECEIVED DEC 30 2021</div> <div data-bbox="222 1383 1125 1543"></div>	

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 29, 2021

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 2977812

Client Matter No. 4123-1

95A

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

RECEIVED DEC 30 2021

Invoice No. 2977812

4123-1

1.310.573.315

Re: General Counsel

For Professional Legal Services Rendered

11/22/21	K. Buchanan	2.50	837.50	Prepare acquisition package for Monterey Pines utility and stormwater system improvements; confer with Mr. Dudley regarding same
----------	-------------	------	--------	--

TOTAL HOURS 2.50

TOTAL FOR SERVICES RENDERED \$837.50

TOTAL CURRENT AMOUNT DUE \$837.50

Invoice

MR.
BARRTENDERR

Invoice number 9F680863-0003

Date of issue December 29, 2021

Date due January 28, 2022

Mr.Barrtenderr

25 N Market Street

LL101

Jacksonville, Florida 32202

United States

+1 904-521-5323

mrbarrenderr@gmail.com

Bill to

Cypress Bluff CDD, 475 West

Town Place, St Augustine, FL

32092

recharge@etownjax.com

\$545.55 due January 28, 2022

Pay online

1,300.15500, 10000 RECEIVED DEC 30 2021

Description	Qty	Unit price	Amount
Valentines Day for 35 people	35	\$13.33	\$466.55
Wafer Paper	1	\$79.00	\$79.00
Subtotal			\$545.55
Total			\$545.55
Amount due			\$545.55

Pay with ACH or wire transfer

Bank transfers, also known as ACH payments, can take up to five business days. To pay via ACH, transfer funds using the following bank information.

Bank name WELLS FARGO BANK, N.A.

Routing number 121000248

Account number 40630117335786707

SWIFT code WFBIUS6S

Rogers Pavement Maintenance Inc.

PO Box 65909
Orange Park, FL 32065

Invoice

Date	Invoice #
11/19/2021	37386a

94A

Bill To	
eTown Jax	
ATTN:	

Job		
eTown Street Signs 10193 Innovation Way Jax 32256		
Job Completed	Terms	P.O. #
11/19/2021	Net 30	Marcy

Description	Qty	U/M	Amount
Supply and install double sided street name sign on existing 4"x4" square, black post with street blade arm. 1. 320.572.460	3	EA	675.00

	Balance Due \$675.00
--	-----------------------------



Maintenance Invoice

Invoice#: 5406

Date: 01/01/2022

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

For: E-Town Phase 1

RECEIVED JAN 04 2022

For requests and inquiries please contact service@sunstatenursery.com

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

1.320.572.441

12A

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

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

Amount Due	6,027.00
-------------------	-----------------

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 5407

Date: 01/01/2022

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

For: E-Town Phase 2

RECEIVED JAN 04 2022

For requests and inquiries please contact service@sunstatenursery.com

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

12A

1,320.572.461

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

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

Amount Due

14,210.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 5412

Date: 01/01/2022

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

RECEIVED JAN 04 2022

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

For requests and inquiries please contact service@sunstatenursery.com

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

1.320.572.461

12A

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

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

Amount Due	4,160.00
-------------------	-----------------

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 5436

Date: 01/01/2022

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

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

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
January Landscape Maintenance <i>RECEIVED JAN 04 2022</i> <i>1,320.572.461</i> <i>12A</i>	1.00	3,320.00	3,320.00	N

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

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

Amount Due

3,320.00

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

THANK YOU FOR YOUR BUSINESS!!



Invoice

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

Invoice # 389796 *Apr*
Date 9/28/2021

Terms

Due Date

Memo Monthly Fees

Bill To

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

37A
1,320,572.46810

Description	Quantity	Rate	Amount
Pool Chemicals (January-September)	9	1,000.00	9,000.00

Total \$9,000.00

RECEIVED DEC 20 2021



Invoice

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

Invoice # 389796 *Aug*
Date 9/28/2021

Terms

Due Date

Memo Monthly Fees

Bill To

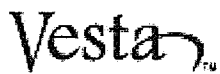
James Perry, CPA
Cypress Bluff CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

37A
1,320.572.46810

Description	Quantity	Rate	Amount
Pool Chemicals (January-September)	9	1,000.00	9,000.00

Total \$9,000.00

RECEIVED DEC 20 2021



Invoice

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

Invoice # 389796 Feb
Date 9/28/2021

Terms

Due Date

Memo Monthly Fees

Bill To

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

37A
1,320.572.46810

Description	Quantity	Rate	Amount
Pool Chemicals (January-September)	9	1,000.00	9,000.00

Total \$9,000.00

RECEIVED DEC 20 2021



Invoice

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

Invoice # 389796 Jan
Date 9/28/2021

Terms

Due Date

Memo Monthly Fees

Bill To

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

37A
1,320.572-46810

Description	Quantity	Rate	Amount
Pool Chemicals (January-September)	9	1,000.00	9,000.00

Total \$9,000.00

RECEIVED DEC 20 2021



Invoice

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

Invoice # 389796 Jul
Date 9/28/2021

Terms

Due Date

Memo Monthly Fees

Bill To

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

37A
1,320.572.46810

Description	Quantity	Rate	Amount
Pool Chemicals (January-September)	9	1,000.00	9,000.00

Total \$9,000.00

RECEIVED DEC 20 2021



Invoice

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

Invoice # 389796 *June*
Date 9/28/2021

Terms

Due Date

Memo Monthly Fees

Bill To

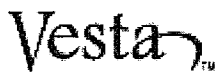
James Perry, CPA
Cypress Bluff CDD
c/o GMS LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

37A
1,320.572.46810

Description	Quantity	Rate	Amount
Pool Chemicals (January-September)	9	1,000.00	9,000.00

Total \$9,000.00

RECEIVED DEC 20 2021



Invoice

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

Invoice # 389796 *Mar*
Date 9/28/2021

Terms

Due Date

Memo Monthly Fees

Bill To

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

37A
1.320.572.46810

Description	Quantity	Rate	Amount
Pool Chemicals (January-September)	9	1,000.00	9,000.00

Total \$9,000.00

RECEIVED DEC 20 2021



Invoice

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

Invoice # 389796 **MAJ**
Date 9/28/2021

Terms

Due Date

Memo Monthly Fees

Bill To

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

37A
1,320,572.46810

Description	Quantity	Rate	Amount
Pool Chemicals (January-September)	9	1,000.00	9,000.00

Total \$9,000.00

RECEIVED DEC 20 2021



Invoice

Invoice #
Date

389796 *Sept*
9/28/2021

Terms

Due Date

Memo

Monthly Fees

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

Bill To

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

37A
1,320.572.46810

Description	Quantity	Rate	Amount
Pool Chemicals (January-September)	9	1,000.00	9,000.00

Total \$9,000.00

RECEIVED DEC 20 2021

INVOICE



Ace Winn

7920 Merrill, 1109, Jacksonville, FL 32277, UNITED STATES
arkangel71@yahoo.com

Invoice No#: 0292
Invoice Date: Oct 8, 2021
Due Date: Oct 8, 2021



PARTIALLY PAID

\$150.00
AMOUNT DUE

BILL TO

Vesta
Marcy Pollicino
mpollicino@vestapropertyservices.com
Phone: +1 904-679-5523

97A

1.300.15500.10000

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Ace Winn One performance By Singer/Songwriter Ace Winn Address: Recharge Amenity Center 10571 town Parkway Jacksonville, F: 32256 DATE OF PERFORMANCE: 2/18/2022 TIME OF PERFORMANCE: 6-9PM PAYMENT: Performer agrees to accept the total sum of \$300.00 for this engagement. DEPOSIT: Purchaser agrees to pay the sum of \$ 150.00 as a deposit for this engagement. BALANCE DUE AT TIME OF PERFORMANCE: \$150.00___ CHECKS PAYABLE TO: Ace Winn	1	\$300.00	\$300.00
Subtotal				\$300.00
TOTAL				\$300.00 USD
Amount paid				\$150.00
AMOUNT DUE				\$150.00 USD

NOTES TO CUSTOMER

Please make all checks payable to
(((((((Ace Winn)))))))) unless Paying via Paypal.
Thank you for your Patronage,
Ace Winn.



Invoice 12122

January 4, 2022

Bill To:

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

Performance Information:

January 21, 2022, 6-8 pm, Food Truck Friday at Recharge Etown

96A

1. 320.57200.

49400

Amount Due:

\$300

Please make check payable to:

Robert LeMay
11362 Ringen Court
Jacksonville, FL 32256
715-923-1831

Thank you for choosing us for your entertainment!



Maintenance Invoice

Invoice#: 5037

Date: 12/01/2021

RECEIVED JAN 12 2022

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

For: E-Town Phase 1

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
December Landscape 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

Amount Due

6,027.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

RECEIVED JAN 12 2022

Invoice#: 5038

Date: 12/01/2021

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

For: E-Town Phase 2

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
December Landscape 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

Amount Due

14,210.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 5043

Date: 12/01/2021

RECEIVED JAN 12 2022

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

For: E-Town Interchange East

For requests and inquiries please contact service@sunstatenursery.com

Description	12A	Quantity	Price	Ext Price	Sales Tax
December Landscape Maintenance	1,320.572.461	1.00	4,160.00	4,160.00	N

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

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

Amount Due

4,160.00

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

THANK YOU FOR YOUR BUSINESS!!



Invoice

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

Invoice # 394006 DEC
Date 12/31/2021
Terms
Due Date 12/31/2021
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

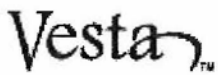
37A

Description	Quantity	Rate	Amount
Adjusted rate October	1	4,274.51	4,274.51
Adjusted rate November	1	4,274.51	4,274.51
Adjusted rate December	1	4,274.51	4,274.51

Total \$12,823.53

(~~\$102.17~~) Amenity Manager 001.320.57200.45000
\$4,401.08 Fac. Attent. 001.320.57200.45100
(~~\$151.83~~) Pool Maint. 001.320.57200.46800
(~~\$109.66~~) Sanitorial 001.320.57200.46200
(~~\$571.42~~) Lifestyle 001.320.57200.34000
\$755.09 Maint. 001.320.57200.46600
\$13.42 Pool Chem. 001.320.57200.46810

\$4,274.51



Invoice

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

Invoice #
Date

394006 NOV
12/31/2021

Terms

Due Date

12/31/2021

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
Adjusted rate October	1	4,274.51	4,274.51
Adjusted rate November	1	4,274.51	4,274.51
Adjusted rate December	1	4,274.51	4,274.51

Total

\$12,823.53

(\$102.17) Amenity manager 001.320.57200.45000
\$4,401.08 Fac. Attend. 001.320.57200.45100
(\$151.83) Pool Maint. 001.320.57200.46800
(\$69.66) Janitorial 001.320.57200.46200
(\$571.42) Lifestyle 001.320.57200.34000
\$755.09 Maint. 001.320.57200.46600
\$13.42 Pool Chem. 001.320.57200.46810
\$4,274.51



Invoice

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

Invoice # 394006 OCT
Date 12/31/2021

Terms
Due Date 12/31/2021
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
Adjusted rate October	1	4,274.51	4,274.51
Adjusted rate November	1	4,274.51	4,274.51
Adjusted rate December	1	4,274.51	4,274.51

Total \$12,823.53

(102.17) Amenity Manager 001.320.57200.45000
\$4,401.08 Fac. Attend. 001.320.57200.45100
(151.83) Pool Maint. 001.320.57200.46800
(109.00) Janitorial 001.320.57200.46200
(571.42) Lifestyle 001.320.57200.34000
\$755.09 Maintenance 001.320.57200.346000
\$13.42 Pool Chem. 001.320.57200.46810

\$4,274.51



Invoice

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

Invoice # 393317
Date 1/1/2022

Terms
Due Date 1/15/2022
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

RECEIVED JAN 04 2022

37A Jan

Description	Quantity	Rate	Amount
Amenity Manager 1.320.572.45000	1	8,522.00	8,522.00
Facility Attendant 1.320.572.451	1	5,363.33	5,363.33
Pool Maintenance 1.320.572.468	1	737.00	737.00
Janitorial 1.320.572.462	1	819.17	819.17
Lifestyle 1.320.572.00.34000	1	0.00	0.00
Maintenance 1.320.572.46600	1	1,516.92	1,516.92
Pool Chemicals 1.320.572.46810	1	1,041.25	1,041.25

Total \$17,999.67

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

January 13, 2022

Date

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

Payment Due Upon Receipt

Serial #	22-00325D	PO/File #		\$99.88
Notice of Meeting of the Board of Supervisors				Amount Due
				Amount Paid
Cypress Bluff Community Development District				\$99.88
				Payment Due

Case Number

Publication Dates 1/13

County Duval

1.310.513.480
2A

*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).*

Your notice can be found at www.jaxdailyrecord.com

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

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

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

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

DEVELOPMENT DISTRICT

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, January 25, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

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

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

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

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

Jim Perry
District Manager

Jan. 13 00 (22-00325D)



Invoice

DATE	INVOICE #
1/17/2022	4551

BILL TO		98A					
Vesta Property Services eTown Recharge 10571 eTown Parkway Jacksonville FL 32256					P.O. NO.	TERMS	JOB
						Net 15	21-997
ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT			
Elec. Labor	1	eTown Recharge: Marcy Pollicino and material. Provided and installed 4 light switch timers on the 2nd floor. 					



Maintenance Invoice

Invoice#: 5520

Date: 01/17/2022

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

For: E-Town Phase 2

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Removal of Downed Tree	1.00	602.05	602.05	N

12 ft
1,320.572.46110

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

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

Amount Due

602.05

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 5523

Date: 01/17/2022

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

For: E-Town Phase 2

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs Made During Monthly Inspection				
1806 Spray	1.00	18.03	18.03	N
Labor	1.00	55.00	55.00	N

RECEIVED JAN 17 2022

12A
1.320.572.464
irrig PH2

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

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

Amount Due

73.03

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

THANK YOU FOR YOUR BUSINESS!!

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
January 15, 2022	\$650,901.71	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13 A
--

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

FY22 Debt Assessment SE 2019
(Attach supporting documentation for request.)

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
January 15, 2022	\$351,672.57	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13A

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

FY22 Debt Assessment SE 2020
(Attach supporting documentation for request.)

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
January 15, 2022	\$334,381.55	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13 A
--

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

FY22 Debt Assessment SE 2020A
<i>(Attach supporting documentation for request.)</i>



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300

Service Slip/Invoice

INVOICE: 8229822
DATE: 1/13/2022
ORDER: 8229822

Bill To: [415357]

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

Work

Location: [415357] 904-710-9348

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

Work Date	Time	Target Pest	Technician	Time In
1/13/2022	10:45 AM	FIRE ANT		10:45 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/13/2022		10:56 AM

Service	Description	Price
LANDOFA	TURNERGREEN - GUARANTEED FIRE ANT CONTROL	\$120.00
	<i>Jan - - -</i>	
	<i>1.320.572.470</i>	
	<i>SSA</i>	
	SUBTOTAL	\$120.00
	TAX	\$0.00
	AMT. PAID	\$0.00
	TOTAL	\$120.00
	AMOUNT DUE	\$120.00

* 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



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

January 11, 2022
Project No: 13102.26002
Invoice No: 0201177

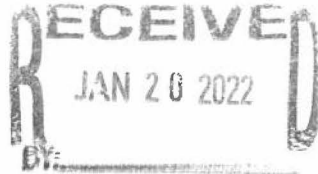
Project 13102.26002 Cypress Bluff CDD-District Engineer (WA#3)
Services this month include:
1. Preparing requisitions
2. Review and Sign Documents
3. Administrative Support

-Brad W.

Professional Services rendered through December 31, 2021

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Weeber, Bradley	12/11/2021	.50	194.00	97.00
Totals		.50		97.00
Total Labor				97.00
Invoice Total this Period				<u>\$97.00</u>



6A
1.310.513.311

England-Thimig & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8800 • fax 904-649-9465
CA-00002584 LC-0000316



Maintenance Invoice

Invoice#: 5594

Date: 01/25/2022

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

Assembly#	Part#	Description	Quantity	Price	Ext Price	Sales Tax
		Broken Sprinkler Behind E-				
		RB 15 Q Nozzle	1.0000	7.000000	7.00	N
		Labor	0.5000	55.000000	27.50	N

1,320.572.460
12A

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

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

Amount Due

34.50

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

THANK YOU FOR YOUR BUSINESS!!