

*Cypress Bluff
Community Development District*

July 26, 2022

AGENDA

**Cypress Bluff
Community Development District**

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

July 19, 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, July 26, 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:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of Minutes of the May 24, 2022 Board of Supervisors and Audit Committee Meetings
- IV. Consideration of Resolution 2022-07, Designating Officers
- V. Acceptance of the Fiscal Year 2021 Audit Report
- VI. Ratification of Engagement Letter with Grau & Associates for Fiscal Year 2022-2026 Audit Services
- VII. Public Hearing for the Purpose of Adopting the Fiscal Year 2023 Budget
 - A. Consideration of Resolution 2022-08, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023
 - B. Consideration of Resolution 2022-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023
- VIII. Public Hearing for the Purpose of Adopting Amenity Rates
 - A. Updated Rules and Policies
 - B. Consideration of Resolution 2022-10, Adopting Amenity Rates

IX. Staff Reports

A. District Counsel

B. District Engineer

1. Acceptance of the Stormwater Needs Analysis Report and Stormwater Management Plan
2. Acceptance of the Annual Engineer's Report
3. Acceptance of the Public Facilities Report

C. District Manager

1. Report on the Number of Registered Voters (1,097)
2. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023

D. General Manager

1. Manager's Report and Preventative Maintenance Report
2. Incident Reports
3. Consideration of Concrete Hardscape Repair Proposal
4. Budget Considerations
 - a. Playground Sunshade
 - b. Playground Yearly Mulch Refresh
 - c. Dog Park Water Drainage

X. Financial Reports

A. Balance Sheet and Income Statement

B. Check Register

XI. Other Business

XII. Supervisor's Requests and Audience Comments

XIII. Next Scheduled Meeting – August 23, 2022 at 1:30 p.m. at the eTown Welcome Center

XIV. 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, May 24, 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
Will Cellar	Supervisor
John Hewins	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel
Marcy Pollicino	Vesta Property Services
Dan Fagen	Vesta Property Services
Joe Muhl	PARC Group

The following is a summary of the discussions and actions taken at the May 24, 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.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 26, 2022
Board of Supervisors and Audit Committee
Meetings**

There were no comments on the minutes.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the minutes of the April 26, 2022 Board of Supervisors and Audit Committee meetings were approved as presented.

FOURTH ORDER OF BUSINESS**Acceptance of the Audit Committee's Recommendation**

Mr. Perry noted the Audit Committee ranked Grau & Associates number one and Berger Toombs number two.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the audit committee's recommendation was accepted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2022-05, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date**

Mr. Perry informed the Board the public hearing will be set for July 26, 2022 at 1:30 p.m. at the eTown Welcome Center to coincide with the regular board meeting. He then provided an overview of the budget, noting there is no increase in assessments proposed, although there were increase for various line items including grounds maintenance and the expenses relating to the amenities.

On MOTION by Mr. Ray seconded by Mr. Price with all in favor Resolution 2022-05, approving a proposed budget for Fiscal Year 2023 and setting a public hearing date was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2022-06, Designating a Date, Time and Location for a Landowner's Election and Meeting**

Mr. Perry informed the Board the landowner's election will be set for November 22, 2022 at 1:30 p.m. at the eTown Welcome Center.

On MOTION by Mr. Hewins seconded by Mr. Ray with all in favor Resolution 2022-06, designating a date, time and location for the landowner's election as stated above was approved.

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

There being nothing to report, the next item followed.

B. District Engineer – Update on the Stormwater Needs Analysis

Mr. Weeber informed the board the stormwater needs analysis report is in progress and will need to meet with the District Manager prior to finalizing.

C. District Manager

Mr. Perry informed the Board of two resident requests. The first of which being for night swimming hours. He explained that the District is not permitted for night swimming and to convert the facility to obtain the ability to have night swimming would cost an estimated \$100,000. Ms. Pollicino noted the pool will be open until 8:00 p.m. for the Memorial Day weekend.

The second request is that the pool be heated during the winter months. Similarly, the pool would need to be converted to include heaters and other equipment, which could cost an estimated \$75,000, and then there's other factors such as ongoing electric or gas costs to heat the pool, and labor to cover and uncover the pool as needed.

D. General Manager - Report

Ms. Pollicino gave the Board an overview of her report, a copy of which was included in the agenda package and reminded the Board of the request for approval to offer the yoga lawn and activity lawn for rental. Ms. Buchanan noted a rate hearing would be needed, which will be set for the July meeting.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Income Statement

B. Check Register

Mr. Perry noted the check register totals \$181,517.40.

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

Mr. Ray asked Ms. Pollicino to report on any capital expenses that may be needed at the next meeting to close out the capital projects fund account.

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 – June 28, 2022 at
1:30 p.m. at the eTown Welcome Center**

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

An Audit Committee meeting of the Cypress Bluff Community Development District was held Tuesday, May 24, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.

Present were:

Richard Ray	Chairman
John Hewins	Supervisor
Will Cellar	Supervisor
Chris Price	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel
Marcy Pollicino	Vesta Property Services
Dan Fagen	Vesta Property Services
Joe Muhl	PARC Group

FIRST ORDER OF BUSINESS

Call to Order

Mr. Perry called the meeting to order.

SECOND ORDER OF BUSINESS

Review and Ranking of Proposals for Audit Services

Mr. Perry informed the Board two proposals were provided by Grau & Associates and Berger, Toombs, Elam, Gaines & Frank. Grau & Associates' fee begins at \$6,200 and increases annually up to \$7,000 for Fiscal Year 2026. Berger Toombs fee begins at \$7,235 for the first year through the third year, and increases to \$7,600 for years four and five. Mr. Perry gave an overview of the scores he provided to each firm. For Berger Toombs, he gave 20 points for ability of personnel, 18 points for understanding the scope of work given that they are not the incumbent auditor, 19 points for ability to furnish the required services as they're behind on the audits for the current year for a few other communities managed by GMS, and 18 points for price for a total of 95 points. For Grau & Associates, Mr. Perry scored each category at 20 points each for a total of 100 points.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor ranking Grau & Associates #1 with 100 points and Berger, Toombs, Elam, Gaines & Frank #2 with 95 points was approved.

THIRD ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

The Audit Committee meeting was adjourned.

FOURTH ORDER OF BUSINESS

RESOLUTION 2022-07

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 26TH DAY OF JULY, 2022.

ATTEST

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 29, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 29, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$503,090).
- The change in the District's total net position in comparison with the prior fiscal year was \$457,772, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$4,952,282, a decrease of (\$6,906,976) in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service and capital projects, nonspendable for prepaids and deposits and the remainder are unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2021	2020
Assets, excluding capital assets	\$ 5,017,164	\$ 12,500,503
Capital assets, net of depreciation	20,714,375	13,954,599
Total assets	25,731,539	26,455,102
Liabilities, excluding long-term liabilities	569,044	1,052,255
Long-term liabilities	25,665,585	26,363,709
Total liabilities	26,234,629	27,415,964
Net Position		
Net investment in capital assets	(1,993,791)	(2,691,948)
Restricted	1,057,813	1,259,339
Unrestricted	432,888	471,747
Total net position	\$ (503,090)	\$ (960,862)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

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

	2021	2020
Revenues:		
Program revenues		
Operating grants and contributions	\$ 2,466,474	\$ 2,053,590
Capital grants and contributions	1,353	52,197
General revenues		
Miscellaneous	6,182	125
Unrestricted investment earnings	683	41
Total revenues	<u>2,474,692</u>	<u>2,105,953</u>
Expenses:		
General government	159,423	131,242
Maintenance and operations	440,608	207,384
Amenity center	228,687	7,334
Interest on long-term debt	1,187,202	725,512
Bond issue costs	1,000	637,677
Total expenses	<u>2,016,920</u>	<u>1,709,149</u>
Change in net position	<u>457,772</u>	<u>396,804</u>
Net position - beginning	<u>(960,862)</u>	<u>(1,357,666)</u>
Net position - ending	<u>\$ (503,090)</u>	<u>\$ (960,862)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$2,016,920. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes miscellaneous revenue and interest revenue. Revenues increased over the prior year due to an increase in assessment revenue in the current year. In total, expenses increased over the prior year as a result of increase in interest on long term debt and expenses related to the amenity center.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2021 exceeded appropriations by \$45,212.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$20,714,375 invested in capital assets. No depreciation has been taken since the District's capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$25,720,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

Subsequent to fiscal year end, the District issued Special Assessment Bonds Series 2021. The Series 2021 Bonds were issued for \$2,045,000 and are due on May 1, 2051 with a fixed interest rates ranging from 2.3% to 4.0%.

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 283,162
Investments	3,358,147
Due from others	6,175
Due from Developer	2,504
Deposits and prepaids	40,921
Restricted assets:	
Investments	1,326,255
Capital assets:	
Nondepreciable	<u>20,714,375</u>
Total assets	<u>25,731,539</u>
 LIABILITIES	
Accounts payable	64,882
Accrued interest payable	504,162
Non-current liabilities:	
Due within one year	495,000
Due in more than one year	<u>25,170,585</u>
Total liabilities	<u>26,234,629</u>
 NET POSITION	
Net investment in capital assets	(1,993,791)
Restricted for debt service	1,057,813
Unrestricted	<u>432,888</u>
Total net position	<u><u>\$ (503,090)</u></u>

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 159,423	\$ 159,423	\$ -	\$ -	\$ -
Maintenance and operations	440,608	394,884	-	1,014	(44,710)
Amenity center	228,687	228,687	-	-	-
Interest on long-term debt	1,187,202	1,683,480	339	-	496,617
Bond issue costs	1,000	-	-	-	(1,000)
Total governmental activities	2,016,920	2,466,474	339	1,014	450,907
General revenues:					
Miscellaneous					6,182
Unrestricted investment earnings					683
Total general revenues					6,865
Change in net position					457,772
Net position - beginning					(960,862)
Net position - ending					\$ (503,090)

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 32,899	\$ 250,263	\$ -	\$ 283,162
Investments	400,728	1,326,255	2,957,419	4,684,402
Due from others	6,175	-	-	6,175
Due from Developer	2,504	-	-	2,504
Due from other funds	14,543	-	-	14,543
Deposits and prepaids	40,921	-	-	40,921
Total assets	<u>\$ 497,770</u>	<u>\$ 1,576,518</u>	<u>\$ 2,957,419</u>	<u>\$ 5,031,707</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 64,882	\$ -	\$ -	\$ 64,882
Due to other funds	-	14,543	-	14,543
Total liabilities	<u>64,882</u>	<u>14,543</u>	<u>-</u>	<u>79,425</u>
Fund balances:				
Nonspendable:				
Prepaids and deposits	40,921	-	-	40,921
Restricted for:				
Debt service	-	1,561,975	-	1,561,975
Capital projects	-	-	2,957,419	2,957,419
Unassigned	391,967	-	-	391,967
Total fund balances	<u>432,888</u>	<u>1,561,975</u>	<u>2,957,419</u>	<u>4,952,282</u>
Total liabilities and fund balances	<u>\$ 497,770</u>	<u>\$ 1,576,518</u>	<u>\$ 2,957,419</u>	<u>\$ 5,031,707</u>

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds	\$ 4,952,282
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Amounts reported for governmental activities in the statement of net position are different because:

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

Cost of capital assets	20,714,375
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(504,162)	
Bonds payable	(25,665,585)	(26,169,747)
Net position of governmental activities	\$	(503,090)

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 782,994	\$ 1,683,480	\$ -	\$ 2,466,474
Interest	683	339	1,014	2,036
Miscellaneous revenues	6,182	-	-	6,182
Total revenues	789,859	1,683,819	1,014	2,474,692
EXPENDITURES				
Current:				
General government	159,423	-	-	159,423
Maintenance and operations	440,608	-	-	440,608
Amenity center	228,687	-	-	228,687
Debt Service:				
Principal	-	700,000	-	700,000
Interest	-	1,092,174	-	1,092,174
Bond issue costs	-	-	1,000	1,000
Capital outlay	-	-	6,759,776	6,759,776
Total expenditures	828,718	1,792,174	6,760,776	9,381,668
Excess (deficiency) of revenues over (under) expenditures	(38,859)	(108,355)	(6,759,762)	(6,906,976)
OTHER FINANCING SOURCES (USES)				
Interfund transfer in	-	-	19	19
Interfund transfer (out)	-	(19)	-	(19)
Total other financing sources (uses)	-	(19)	19	-
Net change in fund balance	(38,859)	(108,374)	(6,759,743)	(6,906,976)
Fund balances - beginning	471,747	1,670,349	9,717,162	11,859,258
Fund balances - ending	\$ 432,888	\$ 1,561,975	\$ 2,957,419	\$ 4,952,282

See notes to the financial statements

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ (6,906,976)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	6,759,776
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	700,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	(93,152)
Amortization of the original issue discount is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	<u>(1,876)</u>
Change in net position of governmental activities	<u><u>\$ 457,772</u></u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the qualified electors of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2021, certain Board members were affiliated with E-Town Development Inc. and Pulte Home Company, LLC the Developers.

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

Unearned Revenue

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized cost	Credit Risk	Maturities
Dreyfus Government Cash Management	\$ 4,283,674	Not available	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	400,728	S&P AAAM	Weighted average of the fund portfolio: 49 days
	<u>\$ 4,684,402</u>		

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

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Investments (Continued)

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

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

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

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

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

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

As of September 30, 2021, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2021 were as follows:

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

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

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure in progress	\$ 13,954,599	\$ 6,759,776	\$ -	\$ 20,714,375
Total capital assets, not being depreciated	13,954,599	6,759,776	-	20,714,375
 Governmental activities capital assets, net	 \$ 13,954,599	 \$ 6,759,776	 \$ -	 \$ 20,714,375

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$28,104,584 for the Series 2019 and 2020 projects, and \$7,708,526 for the Series 2020A project. The infrastructure will include roadways, utilities, landscapes, hardscapes, electrical improvements, and recreational improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities. During the current fiscal year the District paid the Developer a total of \$5,534,493 for the cost of completed infrastructure during the current fiscal year.

In connection with the 2019, 2020, and 2020A projects (“projects”), if the amount by which the cost of the projects or portion thereof to be conveyed by the Developer to the District pursuant to the Acquisition Agreements exceeds the amount actually paid by the District for the projects or portion thereof from proceeds of the Series 2019, 2020, and 2020A Bonds, it may be determined that deferred obligations exist. Upon completion of the projects, certain funds available from the Bonds may be used to pay deferred obligations, as outlined in the Bond Indenture. At September 30, 2021, the District has not yet determined if a liability exists for deferred obligations.

NOTE 7 – LONG TERM LIABILITIES

Series 2019

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

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. During the current fiscal year the District paid the down the Bonds by \$60,000.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Series 2020

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Series 2020A

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2019	\$ 11,040,000	\$ -	\$ 260,000	\$ 10,780,000	\$ 210,000
Series 2020	7,705,000	-	290,000	7,415,000	130,000
Series 2020A	7,675,000	-	150,000	7,525,000	155,000
Less: OID	56,291	-	1,876	54,415	-
Total	<u>\$ 26,363,709</u>	<u>\$ -</u>	<u>\$ 698,124</u>	<u>\$ 25,665,585</u>	<u>\$ 495,000</u>

NOTE 7 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 495,000	\$ 1,154,565	\$ 1,649,565
2023	510,000	1,137,338	1,647,338
2024	530,000	1,119,592	1,649,592
2025	550,000	1,101,142	1,651,142
2026	570,000	1,081,106	1,651,106
2027-2031	3,195,000	5,054,669	8,249,669
2032-2036	3,960,000	4,300,038	8,260,038
2037-2041	4,990,000	3,292,460	8,282,460
2042-2046	6,290,000	1,989,250	8,279,250
2047-2051	4,630,000	445,395	5,075,395
Total	\$ 25,720,000	\$ 20,675,555	\$ 46,395,555

NOTE 8 – DEVELOPER TRANSACTIONS

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

NOTE 9 – CONCENTRATION

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

NOTE 10 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued Special Assessment Bond Series 2021. The Series 2021 Bonds were issued for \$2,045,000 and are due on May 1, 2051 with a fixed interest rates ranging from 2.3% to 4.0%.

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$55,000 of the Series 2019 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

NOTE 11 – MANAGEMENT COMPANY

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

NOTE 12 – RISK MANAGEMENT

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

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final	Amounts	
REVENUES				
Assessments	\$ 834,342	\$ 783,506	\$ 782,994	\$ (512)
Interest	-	-	683	683
Miscellaneous income	-	-	6,182	6,182
Total revenues	834,342	783,506	789,859	6,353
EXPENDITURES				
Current:				
General government	154,393	154,393	159,423	(5,030)
Maintenance and operations	393,550	393,550	440,608	(47,058)
Amenity	234,675	235,563	228,687	6,876
Total expenditures	782,618	783,506	828,718	(45,212)
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 51,724</u>	-	(38,859)	<u>\$ (38,859)</u>
Fund balance - beginning			<u>471,747</u>	
Fund balance - ending			<u>\$ 432,888</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2021 exceeded appropriations by \$45,212.

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
CITY OF JACKSONVILLE, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	8
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$ 7,388
Independent contractor compensation for FYE 9/30/2021	\$ 1,290,344
Construction projects to begin on or after October 1; (>\$65K)	
Series 2019	no construction project
Series 2020	E-Town Development (amenity center). See Construction Schedule
Series 2020A	Pulte Homes (stormwater and utilities Project). See Construction Schedule
Budget variance report	See page 22 of annual financial report. Actual did go over original adopted budget. See budget amendment
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	
Operations and maintenance	\$352.35 - \$540.54
SE 2019 Debt Service	\$405.17 - \$837.6
SE 2020 Debt Service	\$837.80
SE 2020A Debt Service	\$723.64 - \$1,085.46
Special assessments collected FYE 9/30/2021	
Operations and maintenance	\$782,993.61
Debt Service Series 2019	\$728,926.90
Debt Service Series 2020	\$494,684.80
Debt Service Series 2020A	\$426,809.48
Outstanding Bonds:	
Series 2019 due May 1, 2048, see Note 7 for details	\$10,780,000
Series 2020 due November 1, 2049, see Note 7 for details	\$7,415,000
Series 2020A due May 1, 2050, see Note 7 for details	\$7,525,000



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 29, 2022.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

We noted certain matters that we reported to management of the District in a separate letter dated June 29, 2022.

The District's response to the finding identified in our audit is described in the accompanying Management Letter. We did not audit the District's response and, accordingly, we express no opinion on it.

Purpose of this Report

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

June 29, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

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

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

We have examined Cypress Bluff Community Development District, City of Jacksonville, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

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

June 29, 2022



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Cypress Bluff Community Development District, City of Jacksonville, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 29, 2022.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 29, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

June 29, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2021.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: The District will amend the budget during the fiscal year, or immediately following the fiscal year end, in cases in which expenditures exceed budgeted appropriations.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021, except as noted above.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SIXTH ORDER OF BUSINESS



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May 26, 2022

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, Duval County, Florida ("the District") for the fiscal year ended September 30, 2022, with the option of four (4) additional one-year renewals. 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, 2022, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles 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

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

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**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$6,200 for the September 30, 2022 audit. The fees for the fiscal years 2023, 2024, 2025 and 2026 will not exceed \$6,400, \$6,600, \$6,800 and \$7,000, respectively, unless there is a change in activity by the District which results in additional audit work or if 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,

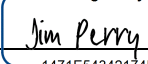
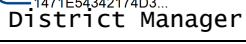
Grau & Associates



Antonio J. Grau

RESPONSE:

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

DocuSigned by:
By: 
Title: 
Date: 6/2/2022



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

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

Cypress Bluff
Community Development District

Approved Budget FY 2023



Cypress Bluff

Community Development District

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Cypress Bluff
Community Development District
General Fund
Approved Operating Budget

Description	Adopted Budget FY 2022	Actuals as of 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
<u>Revenues</u>					
Assessments	\$ 907,175	\$ 912,300	\$ -	\$ 912,300	\$ 907,175
Intererst SBA	\$ 1,000	\$ 728	\$ 272	\$ 1,000	\$ 1,000
Other Revenues (Event Fees)	\$ 10,000	\$ 10,243	\$ 3,414	\$ 13,658	\$ 20,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 30,715
Total Revenues	\$ 918,175	\$ 923,272	\$ 3,686	\$ 926,958	\$ 958,890
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 4,400	\$ 3,000	\$ 7,400	\$ 12,000
FICA Expense	\$ 918	\$ 275	\$ 230	\$ 505	\$ 918
Engineering	\$ 5,000	\$ 2,177	\$ 2,823	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,800	\$ 1,200	\$ 1,200	\$ 2,400	\$ 2,400
Dissemination Agent	\$ 4,000	\$ 4,133	\$ 1,413	\$ 5,546	\$ 6,000
Attorney	\$ 15,000	\$ 10,121	\$ 4,879	\$ 15,000	\$ 15,000
Annual Audit	\$ 8,000	\$ -	\$ 6,000	\$ 6,000	\$ 8,000
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 10,000
Trustee Fees	\$ 19,000	\$ 7,107	\$ 11,893	\$ 19,000	\$ 19,000
Management Fees	\$ 46,800	\$ 35,100	\$ 11,700	\$ 46,800	\$ 49,140
Information Technology	\$ 2,500	\$ 1,875	\$ 625	\$ 2,500	\$ 2,500
Website Maintenance	\$ 1,250	\$ 938	\$ 313	\$ 1,250	\$ 1,250
Telephone	\$ 500	\$ 98	\$ 150	\$ 248	\$ 500
Postage	\$ 1,500	\$ 853	\$ 647	\$ 1,500	\$ 1,500
Printing & Binding	\$ 3,000	\$ 1,473	\$ 350	\$ 1,823	\$ 2,500
Insurance	\$ 5,919	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Legal Advertising	\$ 4,000	\$ 1,151	\$ 795	\$ 1,946	\$ 2,500
Other Current Charges	\$ 1,000	\$ 220	\$ 250	\$ 470	\$ 1,000
Office Supplies	\$ 600	\$ 117	\$ 200	\$ 317	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 137,962	\$ 81,981	\$ 46,468	\$ 128,449	\$ 146,667

Cypress Bluff
Community Development District
General Fund
Approved Operating Budget

Description	Adopted Budget FY 2022	Actuals as of 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
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Grounds Maintenance

Pond Maintenance (Water Quality)	\$ 6,000	\$ 810	\$ 270	\$ 1,080	\$ 2,000
Landscape Maintenance	\$ 285,000	\$ 249,453	\$ 83,151	\$ 332,604	\$ 332,604
Landscape Contingency	\$ 25,000	\$ 2,342	\$ 800	\$ 3,142	\$ 7,000
Pump Maintenance	\$ 3,550	\$ -	\$ 1,250	\$ 1,250	\$ 3,550
Water & Sewer	\$ 48,000	\$ 25,344	\$ 9,000	\$ 34,344	\$ 45,000
Irrigation Repairs	\$ 3,000	\$ 9,359	\$ 641	\$ 10,000	\$ 3,000
Landscape Reserves	\$ 20,000	\$ -	\$ 2,500	\$ 2,500	\$ 7,500
Pest Control	\$ 1,920	\$ 1,440	\$ 720	\$ 2,160	\$ 2,400
Other Repairs and Maintenance	\$ 6,000	\$ -	\$ 2,000	\$ 3,000	\$ 3,000

Total Grounds Maintenance	\$ 398,470	\$ 288,748	\$ 100,332	\$ 390,080	\$ 406,054
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Amenity

Insurance	\$ 33,941	\$32,155	\$ -	\$ 32,155	\$ 38,654
Amenity Manager (VESTA)	\$ 102,262	\$81,698	\$ 25,566	\$ 107,264	\$ 109,505
Lifestyle Manager	\$ 13,740	\$0	\$ -	\$ -	\$ -
Pool Maintenance (VESTA)	\$ 8,844	\$6,633	\$ 2,211	\$ 8,844	\$ 9,875
Pool Chemicals (VESTA)	\$ 12,500	\$9,371	\$ 3,123	\$ 12,494	\$ 13,875
Facility Attendant (VESTA)	\$ 64,360	\$48,270	\$ 16,089	\$ 64,359	\$ 72,352
Janitorial Services (VESTA)	\$ 9,830	\$7,373	\$ 2,457	\$ 9,830	\$ 10,828
Refuse	\$ 1,500	\$1,096	\$ 390	\$ 1,486	\$ 1,547
Security and Gate Maintenance	\$ 4,000	\$1,644	\$ 1,150	\$ 2,794	\$ 4,000
Facility Maintenance (VESTA)	\$ 18,203	\$13,652	\$ 4,551	\$ 18,203	\$ 20,765
Elevator Maintenance	\$ 3,000	\$1,401	\$ 850	\$ 2,251	\$ 3,000
Electric	\$ 6,000	\$14,635	\$ 4,860	\$ 19,495	\$ 20,400
Cable and Internet	\$ 13,000	\$7,812	\$ 2,601	\$ 10,413	\$ 10,500
Licenses and Permits	\$ 1,000	\$408	\$ 500	\$ 908	\$ 1,000
Repairs & Maintenance	\$ 6,053	\$16,735	\$ 3,265	\$ 20,000	\$ 20,000
Special Events	\$ 20,000	\$7,744	\$ 6,500	\$ 14,244	\$ 15,000
Holiday Decorations	\$ 1,500	\$1,197	\$ 303	\$ 1,500	\$ 1,500
Fitness Center R&M	\$ 10,000	\$6,006	\$ 2,867	\$ 8,873	\$ 10,000
Fitness Equipment Rentals	\$ 24,360	\$18,074	\$ 6,342	\$ 24,416	\$ 25,368

Cypress Bluff
Community Development District
General Fund
Approved Operating Budget

Description	Adopted Budget FY 2022	Actuals as of 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Reserve for Amenities	\$ 24,650	\$10,687	\$ 2,500	\$ 13,187	\$ 15,000
Other Current Charges	\$ 3,000	\$5,000	\$ -	\$ 5,000	\$ 3,000
Total Amenity	\$ 381,743	\$ 291,590	\$ 86,124	\$ 377,714	\$ 406,169
Total Expenditures	\$ 918,175	\$ 662,319	\$ 232,924	\$ 896,243	\$ 958,890
Excess Revenues (Expenditures)	\$ -	\$ 260,953	\$ (229,238)	\$ 30,715	(0)

Assessments per unit for FY 2023

Development Type	Number of Units	Assessments Per Category	Assessments Per Unit (net)	Assessments Per Unit (gross) (1)
Active Adult	519	\$168,675	\$325.00	\$351.35
Residential	1,477	\$738,500	\$500.00	\$540.54
Total Residential	1,996	\$907,175		

(1) Includes provision for the early payment discount of 4% and Duval County collection costs of 3.5%.

Cypress Bluff

Community Development District

General Fund Budget

FY 2023

REVENUES:

Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year. The assessment may either be invoiced directly to the property owner or placed on the Duval County Tax Roll.

Interest SBA

The District will have all excess funds transferred to the Local Government Surplus Funds Trust fund (Florida PRIME) with State Board of Administration (SBA). The amount is based upon the estimated average balance of funds available during the fiscal year.

Other Revenues

Income received from resident rental of Rooftop patio, amenity access fobs, fitness class, etc.

EXPENDITURES:

Administrative:

Supervisor Fees & FICA Expense

Supervisors by Florida statutes are eligible for compensation if elected at \$200/meeting. The costs are reflective of anticipated compensation plus FICA matching.

Engineering Fees

The District's engineer, England-Thims & Miller, Inc will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2019, 2020, 2020A and 2021 Special Assessment Revenue Bonds.

Dissemination

The District has contracted with GMS, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Attorney

The District's legal counsel, Kutak Rock LLP will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau and Associates currently serves as the District's Independent Auditor.

Assessment Roll

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with Duval County while unplatted assessments maybe collected directly by District and/or by County Tax Collector.

Cypress Bluff

Community Development District

General Fund Budget

FY 2023

Trustee Fees

The Trustee at The Bank of New York Mellon administers the District's Series 2019, 2020, 2020A, and 2021 Special Assessment Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

Management Fees

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services, LLC ("GMS"). These services are further outlined in Exhibit "A" of the Management Agreement with GMS.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone conference costs for District meetings, workshops and committee meetings.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

Other Current Charges

Estimated bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Grounds Maintenance:

Pond Maintenance (Water Quality)

Estimated costs to maintain ponds in the District.

Cypress Bluff

Community Development District

General Fund Budget FY 2023

Landscape Maintenance

The District has contracted with Sun State Nursery & Landscaping Estimated costs related to maintain the common areas of the District.

Vendor	Description	Monthly	Annual
Sun State Nursery & Landscaping	Landscape Maintenance Ph1	\$6,027	\$72,324
	Landscape Maintenance Ph2	\$14,210	\$170,520
	E-Town Recharge Center	\$3,320	\$39,840
	E-Town Interchange East	\$4,160	\$49,920
Total		\$ 27,717	\$332,604

Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

Pump Maintenance

Estimated costs related to maintain the irrigation pumps in the District.

Water/Sewer

Estimated costs for irrigation by the district for water, sewer and irrigation billed by JEA.

Account#	Location	Monthly	Annual
Fire Sprinkler 1	10571 E-Town PY	\$48	\$571
P405621600	11399 Square ST Apt IR01	\$1,212	\$14,542
88781372 -Water	10571 E-Town PY	\$74	\$893
88634656	10571 E-Town PY	\$1,393	\$16,720
88781372 -Sewer	10571 E-Town PY	\$828	\$9,939
	Contingency	\$195	\$2,335
Total		\$3,750	\$45,000

Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

Landscape Reserves

For additional landscape services and possible storm cleanup.

Pest Control

The estimated costs for Turner 's Pest Control to provide monthly pest control services.

Vendor	Description	Monthly	Annual
Turner Pest Control	Pest Control	\$200	\$2,400
Total			\$2,400

Cypress Bluff
Community Development District
General Fund Budget
FY 2023

Other Repairs and Maintenance

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

Amenity:

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Amenity Manager

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

Pool Maintenance

The District has contracted with Vesta to maintain the Amenity swimming pools.

Pool Chemicals

The District has contracted with Vesta for purchase and delivery of pool chemicals for the maintenance of the Amenity Center swimming pools.

Facility Attendant

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

Janitorial Services

The District utilizes the services of Vesta Property Services to provide janitorial services.

Refuse

This item includes Waste Pro Management picking up trash from the receptacles at the Amenity Center.

Vendor	Description	Monthly	Annual
Waste Pro	Refuse	\$125	\$1,500
Total			\$1,500

Security and Gate Maintenance

Estimated maintenance costs of the security cameras and gate.

Facility Maintenance

The District utilizes the services of Vesta Property Services to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

Elevator Maintenance

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Center elevator.

Cypress Bluff

Community Development District

General Fund Budget FY 2023

Electric

JEA provides for electric services for the District. The cost of electric associated with the Recreation Facilities:

Account#	Location	Monthly	Annual
22970659	10923 E-Town PY Apt IR01	\$12	\$144
23679519	11145 E-Town PY Apt IR01	\$135	\$1,620
24059037	11399 Square St Apt IR02	\$15	\$180
22972246	10505 E-Town PY Apt IR01	\$15	\$180
21277318	10571 E-Town PY	\$700	\$8,400
23408499	11399 Square St Apt IR03	\$780	\$9,360
	Contingency	\$43	\$516
Total		\$1,700	\$20,400

Cable and Internet

The District has contracted with Comcast for cable and internet in the Amenity Center.

Account#	Location	Monthly	Annual
8495741213305280	10571 E-Town Pkwy (Fitness)	\$525	\$6,300
8495741213305083	10571 E-Town Pkwy (Outdoor)	\$350	\$4,200
Total		\$885	\$10,500

License and Permits

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

Repair and Replacements

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Special Events

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Fitness Center R&M

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Fitness Center.

Fitness Equipment Rentals

The District has contracted with Macrolease to rent fitness equipment

Vendor	Description	Monthly	Annual
Macrolease	Fitness equipment Rental	\$2,114	\$25,368
Total			\$25,368

Cypress Bluff
Community Development District
General Fund Budget
FY 2023

Reserve for Amenities

Establishment of general reserve to fund future replacement.

Other Current Charges

Represents miscellaneous costs incurred by the District.

Cypress Bluff
Community Development District
Series 2019 Debt Service Fund
Approved Budget

Description	Adopted Budget FY 2022	Actuals as of 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Special Assessments	\$ 731,682	\$ 732,541	\$ -	\$ 732,541	\$ 731,682
Assessments-Prepayments	\$ -	\$ 15,689	\$ -	\$ 15,689	\$ -
Assessments-True Up	\$ -	\$ 22,181	\$ -	\$ 22,181	\$ -
Assessments-Interest Prepayments	\$ -	\$ 552	\$ -	\$ 552	\$ -
Interest Income	\$ 200	\$ 517	\$ 120	\$ 637	\$ 700
Carry Forward Surplus	\$ 269,727	\$ 284,387	\$ -	\$ 284,387	\$ 270,060
Total Revenues	\$ 1,001,609	\$ 1,055,866	\$ 120	\$ 1,055,986	\$ 1,002,443
Expenditures					
<i>Series 2019</i>					
Interest Expense 11/1	\$ 261,417	\$ 260,686	\$ -	\$ 260,686	\$ 256,102
Special Call 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest 2/1	\$ -	\$ 64	\$ -	\$ 64	\$ -
Special Call 2/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal Expense 5/1	\$ 210,000	\$ 210,000	\$ -	\$ 210,000	\$ 215,000
Special Call 5/1	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -
Interest Expense 5/1	\$ 261,417	\$ 260,176	\$ -	\$ 260,176	\$ 256,102
Total Expenditures	\$ 732,834	\$ 785,926	\$ -	\$ 785,926	\$ 727,204
Excess Revenues/(Expenditures)	\$ 268,776	\$ 269,940	\$ 120	\$ 270,060	\$ 275,239

11/1/23 Interest Payment \$ 252,071

Assessments per unit for FY 2023

Development Type	Units	Gross Per Unit	Gross Assessments (1)
SF- Active Adult Lots	346	\$405	\$140,130
SF- Residential	777	\$838	\$651,126
Gross Annual Assessment			\$791,256
Less Disc. + Collections 7.5%			(\$59,574)
Net Annual Assessment			\$731,682

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

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

Period Ending	Annual Principal	Interest Rate	Interest	Annual Debt	Bond Balance
11/1/22			\$ 256,101.88	\$ 727,519	\$ 10,545,000
5/1/23	\$ 215,000	3.75%	\$ 256,101.88		\$ 10,330,000
11/1/23			\$ 252,070.63	\$ 723,173	\$ 10,330,000
5/1/24	\$ 225,000	3.75%	\$ 252,070.63		\$ 10,105,000
11/1/24			\$ 247,851.88	\$ 724,923	\$ 10,105,000
5/1/25	\$ 235,000	4.125%	\$ 247,851.88		\$ 9,870,000
11/1/25			\$ 243,005.00	\$ 725,857	\$ 9,870,000
5/1/26	\$ 245,000	4.125%	\$ 243,005.00		\$ 9,625,000
11/1/26			\$ 237,951.88	\$ 725,957	\$ 9,625,000
5/1/27	\$ 255,000	4.125%	\$ 237,951.88		\$ 9,370,000
11/1/27			\$ 232,692.50	\$ 725,644	\$ 9,370,000
5/1/28	\$ 265,000	4.125%	\$ 232,692.50		\$ 9,105,000
11/1/28			\$ 227,226.88	\$ 724,919	\$ 9,105,000
5/1/29	\$ 275,000	4.125%	\$ 227,226.88		\$ 8,830,000
11/1/29			\$ 221,555.00	\$ 723,782	\$ 8,830,000
5/1/30	\$ 285,000	4.125%	\$ 221,555.00		\$ 8,545,000
11/1/30			\$ 214,572.50	\$ 721,128	\$ 8,545,000
5/1/31	\$ 300,000	4.90%	\$ 214,572.50		\$ 8,245,000
11/1/31			\$ 207,222.50	\$ 721,795	\$ 8,245,000
5/1/32	\$ 315,000	4.90%	\$ 207,222.50		\$ 7,930,000
11/1/32			\$ 199,505.00	\$ 721,728	\$ 7,930,000
5/1/33	\$ 335,000	4.90%	\$ 199,505.00		\$ 7,595,000
11/1/33			\$ 191,297.50	\$ 725,803	\$ 7,595,000
5/1/34	\$ 350,000	4.90%	\$ 191,297.50		\$ 7,245,000
11/1/34			\$ 182,722.50	\$ 724,020	\$ 7,245,000
5/1/35	\$ 365,000	4.90%	\$ 182,722.50		\$ 6,880,000
11/1/35			\$ 173,780.00	\$ 721,503	\$ 6,880,000
5/1/36	\$ 385,000	4.90%	\$ 173,780.00		\$ 6,495,000
11/1/36			\$ 164,347.50	\$ 723,128	\$ 6,495,000
5/1/37	\$ 405,000	4.90%	\$ 164,347.50		\$ 6,090,000
11/1/37			\$ 154,425.00	\$ 723,773	\$ 6,090,000
5/1/38	\$ 425,000	4.90%	\$ 154,425.00		\$ 5,665,000
11/1/38			\$ 144,012.50	\$ 723,438	\$ 5,665,000
5/1/39	\$ 445,000	4.90%	\$ 144,012.50		\$ 5,220,000
11/1/39			\$ 133,110.00	\$ 722,123	\$ 5,220,000
5/1/40	\$ 470,000	5.10%	\$ 133,110.00		\$ 4,750,000
11/1/40			\$ 121,125.00	\$ 724,235	\$ 4,750,000
5/1/41	\$ 495,000	5.10%	\$ 121,125.00		\$ 4,255,000
11/1/41			\$ 108,502.50	\$ 724,628	\$ 4,255,000

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

Period Ending	Annual Principal	Interest Rate	Interest	Annual Debt	Bond Balance
5/1/42	\$ 520,000	5.10%	\$ 108,502.50		\$ 3,735,000
11/1/42			\$ 95,242.50	\$ 723,745	\$ 3,735,000
5/1/43	\$ 545,000	5.10%	\$ 95,242.50		\$ 3,190,000
11/1/43			\$ 81,345.00	\$ 721,588	\$ 3,190,000
5/1/44	\$ 575,000	5.10%	\$ 81,345.00		\$ 2,615,000
11/1/44			\$ 66,682.50	\$ 723,028	\$ 2,615,000
5/1/45	\$ 605,000	5.10%	\$ 66,682.50		\$ 2,010,000
11/1/45			\$ 51,255.00	\$ 722,938	\$ 2,010,000
5/1/46	\$ 635,000	5.10%	\$ 51,255.00		\$ 1,375,000
11/1/46			\$ 35,062.50	\$ 721,318	\$ 1,375,000
5/1/47	\$ 670,000	5.10%	\$ 35,062.50		\$ 705,000
11/1/47			\$ 17,977.50	\$ 723,040	\$ 705,000
5/1/48	\$ 705,000	5.10%	\$ 17,977.50		\$ -
Total	\$ 10,545,000		\$ 8,521,286.30	\$ 18,814,726	

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

Description	Adopted Budget FY2021	Actuals as of 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
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Revenues

Special Assessments	\$ 494,600	\$ 494,604	\$ -	\$ 494,604	\$ 494,600
Interest Income	\$ 100	\$ 249	\$ 100	\$ 349	\$ 500
Carry Forward Surplus	\$ 312,416	\$ 312,480	\$ -	\$ 312,480	\$ 315,480

Total Revenues	\$ 807,116	\$ 807,333	\$ 100	\$ 807,433	\$ 810,580
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Expenditures

Series 2020

Interest Expense 11/1	\$ 182,244	\$ 182,244	\$ -	\$ 182,244	\$ 179,709
Principal Expense 11/1	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 135,000
Interest Expense 5/1	\$ 179,709	\$ 179,709	\$ -	\$ 179,709	\$ 177,076

Total Expenditures	\$ 491,953	\$ 491,953	\$ -	\$ 491,953	\$ 491,785
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Excess Revenues/(Expenditures)	\$ 315,164	\$ 315,380	\$ 100	\$ 315,480	\$ 318,795
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11/1/23 Interest Payment	\$ 177,076
11/1/23 Principal Payment	\$ 140,000
TOTAL	\$ 317,076

Assessments per unit for FY 2023

Development Type	Number of Units	Gross Per Unit	Gross Assessments (1)
SF- Active Adult Lots	172	\$405.37	\$69,724
SF- Residential	555	\$838.80	\$465,534
Total Gross Assessments			\$535,258
Less Disc. + Collections 7.5%			(\$40,658)

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

Period		Interest		Annual Debt	Bond
Ending	Principal	Rate	Interest	Service	Balance
11/1/22	135,000	3.90%	179,709	494,418	7,150,000
5/1/23	-		177,076	-	7,150,000
11/1/23	140,000	3.90%	177,076	494,153	7,010,000
5/1/24	-		174,346	-	7,010,000
11/1/24	145,000	3.90%	174,346	493,693	6,865,000
5/1/25	-		171,519	-	6,865,000
11/1/25	150,000	3.90%	171,519	493,038	6,715,000
5/1/26	-		168,594	-	6,715,000
11/1/26	155,000	4.35%	168,594	492,188	6,560,000
5/1/27	-		165,223	-	6,560,000
11/1/27	160,000	4.35%	165,223	490,445	6,400,000
5/1/28	-		161,743	-	6,400,000
11/1/28	170,000	4.35%	161,743	493,485	6,230,000
5/1/29	-		158,045	-	6,230,000
11/1/29	175,000	4.35%	158,045	491,090	6,055,000
5/1/30	-		154,239	-	6,055,000
11/1/30	185,000	4.35%	154,239	493,478	5,870,000
5/1/31	-		150,215	-	5,870,000
11/1/31	190,000	5.00%	150,215	490,430	5,680,000
5/1/32	-		145,465	-	5,680,000
11/1/32	200,000	5.00%	145,465	490,930	5,480,000
5/1/33	-		140,465	-	5,480,000
11/1/33	210,000	5.00%	140,465	490,930	5,270,000
5/1/34	-		135,215	-	5,270,000
11/1/34	220,000	5.00%	135,215	490,430	5,050,000
5/1/35	-		129,715	-	5,050,000
11/1/35	235,000	5.00%	129,715	494,430	4,815,000
5/1/36	-		123,840	-	4,815,000
11/1/36	245,000	5.00%	123,840	492,680	4,570,000
5/1/37	-		117,715	-	4,570,000
11/1/37	255,000	5.00%	117,715	490,430	4,315,000
5/1/38	-		111,340	-	4,315,000
11/1/38	270,000	5.00%	111,340	492,680	4,045,000
5/1/39	-		104,590	-	4,045,000
11/1/39	285,000	5.00%	104,590	494,180	3,760,000
5/1/40	-		97,465	-	3,760,000
11/1/40	295,000	5.00%	97,465	489,930	3,465,000
5/1/41	-		90,090	-	3,465,000
11/1/41	310,000	5.20%	90,090	490,180	3,155,000
5/1/42	-		82,030	-	3,155,000
11/1/42	330,000	5.20%	82,030	494,060	2,825,000
5/1/43	-		73,450	-	2,825,000
11/1/43	345,000	5.20%	73,450	491,900	2,480,000
5/1/44	-		64,480	-	2,480,000
11/1/44	365,000	5.20%	64,480	493,960	2,115,000
5/1/45	-		54,990	-	2,115,000

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

Period		Interest		Annual Debt	Bond
Ending	Principal	Rate	Interest	Service	Balance
11/1/45	380,000	5.20%	54,990	489,980	1,735,000
5/1/46	-		45,110	-	1,735,000
11/1/46	400,000	5.20%	45,110	490,220	1,335,000
5/1/47	-		34,710	-	1,335,000
11/1/47	420,000	5.20%	34,710	489,420	915,000
5/1/48	-		23,790	-	915,000
11/1/48	445,000	5.20%	23,790	492,580	470,000
5/1/49	-		12,220	-	470,000
11/1/49	470,000	5.20%	12,220	494,440	-
Total	7,285,000		6,859,262.50	14,274,262.50	

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

Description	Proposed Budget FY2021	Actuals as of 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
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Revenues

Special Assessments	\$ 424,769	\$ 425,813	\$ -	\$ 425,813	\$ 424,769
Interest Income	\$ 100	\$ 278	\$ 100	\$ 378	\$ 500
Assessments- Prepayments	\$ -	\$ 11,068	\$ -	\$ 11,068	\$ -
Carry Forward Surplus	\$ 140,680	\$ 140,632	\$ -	\$ 140,632	\$ 144,693

Total Revenues	\$ 565,549	\$ 577,791	\$ 100	\$ 577,891	\$ 569,963
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Expenditures

Series 2020A

Interest Expense 11/1	\$ 134,139	\$134,139	\$ -	\$ 134,139	\$ 131,884
Interest Expense Prepay - 2/1	\$ -	\$81	\$ -	\$ 81	\$ -
Principal Expense Prepay - 2/1	\$ -	\$10,000	\$ -	\$ 10,000	\$ -
Principal Expense 5/1	\$ 155,000	\$ 155,000	\$ -	\$ 155,000	\$ 160,000
Interest Expense 5/1	\$ 134,139	\$ 133,977	\$ -	\$ 133,977	\$ 131,884

Total Expenditures	\$ 423,279	\$ 433,198	\$ -	\$ 433,198	\$ 423,769
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Excess Revenues/(Expenditures)	\$ 142,270	\$ 144,593	\$ 100	\$ 144,693	\$ 146,194
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11/1/23 Interest Payment \$ 129,724

Assessments per unit for FY 2023				
Lot Size	Unit Count	Net Per Unit	Gross Per Unit	Gross Assessments (1)
40'	188	\$669	\$724	\$136,117
50'	199	\$837	\$905	\$180,068
60'	132	\$1,004	\$1,085	\$143,274
Gross Annual Assessment				\$459,459
Less Disc. + Collections 7.5%				(\$34,689)
Net Annual Assessment				\$424,769

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

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

Period Ending	Principal	Interest Rate	Interest	Annual Debt Service	Bond Balance
11/1/22			131,884.38	420,861	7,370,000
5/1/23	160,000	2.70%	131,884.38		7,210,000
11/1/23			129,724.38	421,609	7,210,000
5/1/24	165,000	2.70%	129,724.38		7,045,000
11/1/24			127,496.88	422,221	7,045,000
5/1/25	165,000	2.70%	127,496.88		6,875,000
11/1/25			125,269.38	417,766	6,875,000
5/1/26	175,000	3.13%	125,269.38		6,700,000
11/1/26			122,535.00	422,804	6,700,000
5/1/27	180,000	3.13%	122,535.00		6,520,000
11/1/27			119,722.50	422,258	6,520,000
5/1/28	185,000	3.13%	119,722.50		6,335,000
11/1/28			116,831.88	421,554	6,335,000
5/1/29	190,000	3.13%	116,831.88		6,145,000
11/1/29			113,863.13	420,695	6,145,000
5/1/30	200,000	3.13%	113,863.13		5,945,000
11/1/30			110,738.13	424,601	5,945,000
5/1/31	205,000	3.63%	110,738.13		5,740,000
11/1/31			107,022.50	422,761	5,740,000
5/1/32	210,000	3.63%	107,022.50		5,530,000
11/1/32			103,216.25	420,239	5,530,000
5/1/33	220,000	3.63%	103,216.25		5,310,000
11/1/33			99,228.75	422,445	5,310,000
5/1/34	230,000	3.63%	99,228.75		5,080,000
11/1/34			95,060.00	424,289	5,080,000
5/1/35	235,000	3.63%	95,060.00		4,845,000
11/1/35			90,800.63	420,861	4,845,000
5/1/36	245,000	3.63%	90,800.63		4,600,000
11/1/36			86,360.00	422,161	4,600,000
5/1/37	255,000	3.63%	86,360.00		4,345,000
11/1/37			81,738.13	423,098	4,345,000
5/1/38	265,000	3.63%	81,738.13		4,080,000
11/1/38			76,935.00	423,673	4,080,000
5/1/39	275,000	3.63%	76,935.00		3,805,000
11/1/39			71,950.63	423,886	3,805,000
5/1/40	285,000	3.63%	71,950.63		3,520,000
11/1/40			66,785.00	423,736	3,520,000
5/1/41	295,000	3.80%	66,785.00		3,225,000
11/1/41			61,180.00	422,965	3,225,000
5/1/42	305,000	3.80%	61,180.00		2,920,000
11/1/42			55,385.00	421,565	2,920,000
5/1/43	320,000	3.80%	55,385.00		2,600,000
11/1/43			49,305.00	424,690	2,600,000
5/1/44	330,000	3.80%	49,305.00		2,270,000

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

Period Ending	Principal	Interest Rate	Interest	Annual Debt Service	Bond Balance
11/1/44			43,035.00	422,340	2,270,000
5/1/45	340,000	3.80%	43,035.00		1,925,000
11/1/45			36,575.00	419,610	1,925,000
5/1/46	355,000	3.80%	36,575.00		1,570,000
11/1/46			29,830.00	421,405	1,570,000
5/1/47	370,000	3.80%	29,830.00		1,200,000
11/1/47			22,800.00	422,630	1,200,000
5/1/48	385,000	3.80%	22,800.00		815,000
11/1/48			15,485.00	423,285	815,000
5/1/49	400,000	3.80%	15,485.00		415,000
11/1/49			7,885.00	423,370	415,000
5/1/50	415,000	3.80%	7,885.00		
11/1/50				422,885	
7,515,000			4,731,261.98	12,246,261.98	

Cypress Bluff
Community Development District
Series 2021 Debt Service Fund
Approved Budget

Description	Proposed Budget FY2022	Actuals as of 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
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Revenues

Special Assessments	\$ -	\$ 115,250	\$ -	\$ 115,250	\$ 115,250
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 100
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 39,519

Total Revenues	\$ -	\$ 115,250	\$ -	\$ 115,250	\$ 154,869
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Expenditures

Series 2020A

Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -	\$ 34,878
Principal Expense 5/1	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 45,000
Interest Expense 5/1	\$ 35,731	\$ 35,731	\$ -	\$ 35,731	\$ 34,878

Total Expenditures	\$ 75,731	\$ 75,731	\$ -	\$ 75,731	\$ 114,756
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Excess Revenues/(Expenditures)	\$ (75,731)	\$ 39,519	\$ -	\$ 39,519	\$ 40,113
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11/1/23 Interest Payment \$ 34,361

Assessments per unit for FY 2023

Development Type	Units	Gross Per Unit	Gross Assessments (1)
Active Adult Lots	2	\$405	\$810
Residential	148	\$836	\$123,728
Gross Annual Assessment			\$124,538
Less Disc. + Collections 7.5%			(\$9,288)
Net Annual Assessment			\$115,250

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

Cypress Bluff
Community Development District
Special Assessment Revenue Bonds, Series 2021

Period Ending	Principal	Interest Rate	Interest	Annual Debt Service	Bond Balance
11/1/22			34,878.13	110,609	2,005,000
5/1/23	45,000	2.300%	34,878.13		1,960,000
11/1/23			34,360.63	114,239	1,960,000
5/1/24	45,000	2.300%	34,360.63		1,915,000
11/1/24			33,843.13	113,204	1,915,000
5/1/25	45,000	2.300%	33,843.13		1,870,000
11/1/25			33,325.63	112,169	1,870,000
5/1/26	45,000	2.300%	33,325.63		1,825,000
11/1/26			32,808.13	111,134	1,825,000
5/1/27	50,000	2.875%	32,808.13		1,775,000
11/1/27			32,089.38	114,898	1,775,000
5/1/28	50,000	2.875%	32,089.38		1,725,000
11/1/28			31,370.63	113,460	1,725,000
5/1/29	50,000	2.875%	31,370.63		1,675,000
11/1/29			30,651.88	112,023	1,675,000
5/1/30	50,000	2.875%	30,651.88		1,625,000
11/1/30			29,933.13	110,585	1,625,000
5/1/31	55,000	2.875%	29,933.13		1,570,000
11/1/31			29,142.50	114,076	1,570,000
5/1/32	55,000	3.300%	29,142.50		1,515,000
11/1/32			28,235.00	112,378	1,515,000
5/1/33	55,000	3.300%	28,235.00		1,460,000
11/1/33			27,327.50	110,563	1,460,000
5/1/34	60,000	3.300%	27,327.50		1,400,000
11/1/34			26,337.50	113,665	1,400,000
5/1/35	60,000	3.300%	26,337.50		1,340,000
11/1/35			25,347.50	111,685	1,340,000
5/1/36	65,000	3.300%	25,347.50		1,275,000
11/1/36			24,275.00	114,623	1,275,000
5/1/37	65,000	3.300%	24,275.00		1,210,000
11/1/37			23,202.50	112,478	1,210,000
5/1/38	70,000	3.300%	23,202.50		1,140,000
11/1/38			22,047.50	115,250	1,140,000
5/1/39	70,000	3.300%	22,047.50		1,070,000
11/1/39			20,892.50	112,940	1,070,000
5/1/40	70,000	3.300%	20,892.50		1,000,000
11/1/40			19,737.50	110,630	1,000,000
5/1/41	75,000	3.300%	19,737.50		925,000
11/1/41			18,500.00	113,238	925,000
5/1/42	75,000	4.000%	18,500.00		850,000
11/1/42			17,000.00	110,500	850,000
5/1/43	80,000	4.000%	17,000.00		770,000
11/1/43			15,400.00	112,400	770,000
5/1/44	85,000	4.000%	15,400.00		685,000
11/1/44			13,700.00	114,100	685,000
5/1/45	85,000	4.000%	13,700.00		600,000
11/1/45			12,000.00	110,700	600,000

**Cypress Bluff
Community Development District
Special Assessment Revenue Bonds, Series 2021**

Period Ending	Principal	Interest Rate	Interest	Annual Debt Service	Bond Balance
5/1/46	90,000	4.000%	12,000.00		510,000
11/1/46			10,200.00	112,200	510,000
5/1/47	95,000	4.000%	10,200.00		415,000
11/1/47			8,300.00	113,500	415,000
5/1/48	100,000	4.000%	8,300.00		315,000
11/1/48			6,300.00	114,600	315,000
5/1/49	100,000	4.000%	6,300.00		215,000
11/1/49			4,300.00	110,600	215,000
5/1/50	105,000	4.000%	4,300.00		110,000
11/1/50			2,200.00	111,500	110,000
5/1/51	110,000	4.000%	2,200.00		\$ -
11/1/51				112,200	
2,045,000			1,331,142.11	3,376,142.11	

A.

RESOLUTION 2022-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Cypress Bluff Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cypress Bluff Community Development District for the Fiscal Year Ending September 30, 2023."

- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND SERIES 2019	\$ _____
DEBT SERVICE FUND SERIES 2020	\$ _____
DEBT SERVICE FUND SERIES 2020A	\$ _____
DEBT SERVICE FUND SERIES 2021	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 26TH DAY OF JULY, 2022.

ATTEST:

**CYPRESS BLUFF COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: Chairman

Exhibit A: Fiscal Year 2022/2023 Budget

B.

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Duval County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Cypress Bluff Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 26th day of July, 2022.

ATTEST:

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

EIGHTH ORDER OF BUSINESS

A.

Cypress Bluff CDD Policies and Procedures

Adopted 11/17/20

GENERAL PROVISIONS:

1. Residents within the Cypress Bluff CDD (District) shall apply for the Resident Access App upon closing on a home within the Cypress Bluff CDD. This electronic App shall serve as the identification and access system for all CDD amenities and for all CDD purposes. (Digital ID). At this time, residents must sign an acknowledgement of receipt of, and agreement to, the Cypress Bluff CDD Policies and Procedures.
2. CDD amenities (Amenity Center) include a swimming pool, fitness center, playground, dog park, yoga and activity lawn and rooftop patio as well as all other areas of the Recharge Amenity Center.
3. Residents of Active Adult homes (Active Adult) do not participate in the costs of the amenities and therefore shall not have access to the Amenity Center.
4. Residents of other residential homes within the Cypress Bluff CDD (Residential) shall have access to all CDD amenities at the Amenity Center.
5. Residential residents and non-resident fee payers ("Patron") must scan their Digital ID upon entering the CDD Amenity Center.
6. Residential residents qualifying for a Digital ID, as well as Patrons and renters assigned the rights of a resident that qualify for a Digital ID shall be Authorized Users.
7. Digital IDs will be issued to Authorized Users upon application to the District. Digital IDs will be issued to the Homeowner or Renter but NOT both. All persons must use their Digital ID for entrance to the Amenities.
8. The Amenity hours of operations is established as "8:00 a.m. – Dusk with exceptions" and posted at the facilities by the District.
9. Glass and other breakables are prohibited at the Amenity Center facilities and adjacent areas.
10. No personal grills (Propane, charcoal or electric) will be allowed on CDD premises.
11. Smoking is prohibited at the Amenity Center facilities and adjacent areas. This includes e/vapor cigarettes.
12. Pets (with the exception of Guide Dogs) are not permitted at the Amenity Center facilities or adjacent areas except at the dog park.
13. Skateboards, rollerblades, scooters, golf carts, and any other recreational vehicles are prohibited anywhere at the Amenity Center and the Pool Area. Bicycles must be kept secured at the Bicycle Racks at all times so as not to block walkways.
14. Loitering is prohibited at the Amenity Center facilities and adjacent areas (including the parking lot).
15. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any manner that blocks the normal flow of traffic. Vehicles may not be left overnight at Recharge parking areas.
16. Fireworks of any kind are prohibited anywhere at the Amenity Center facilities or adjacent areas.
17. No residents, patrons or guests are allowed in the service areas of the facilities.
18. Amenity Center facilities and adjacent areas may be closed due to weather or maintenance needs.
19. Signs may not be posted on CDD owned or CDD maintained property. These include, but are not limited to, For Sale signs, Open House signs and Garage Sale signs.

20. Residents are responsible for actions of their guests, and such actions may result in loss of amenity privileges by the Resident.
21. All commercial activities on CDD property are expressly prohibited without the express written approval by the Community Manager. This includes retail vendors, dog training, swim lessons, exercise classes, etc.
22. The Board of Supervisors reserves the right to amend or modify the policies, as necessary.
23. The Board of Supervisors and staff of the District have full authority to enforce these rules and regulations.
24. Notice of changes to the policies shall be posted at the Amenity Center and on the community web site. Residents and Patrons should check for updates or changes to these policies.

GENERAL SWIMMING POOL POLICIES:

Swimming is permitted only during designated hours, as posted at the pool area.

1. The swimming pool is for Authorized Users only, and their guests.
2. SWIM AT YOUR OWN RISK. THERE ARE NO LIFEGUARDS ON DUTY AT ANY TIME AT THE POOL FACILITIES.
3. Pool Monitors or the Amenity Center Manager, when present, are in control of the operation of the pool area and will determine whether swimming is permitted or not during normally designated hours. If heavy rain, thunder and/or lightning occur, everyone will be required to exit the pool and pool areas. At the first sound of thunder and/or first sighting of lightning, a waiting period of 30 minutes will be established before anyone may return to the pool area. Subsequent thunder and/or lightning will restart the 30 minute clock each time it occurs. The Pool Monitor, if any, or Facility Manager will determine when the pool area is safe for people to return. Anyone not leaving the pool area as requested by the Pool Monitor or Amenity Center Manager risks suspension of their amenity privileges.
4. Children 13 years of age and younger must be accompanied by an adult or a supervisor/babysitter at least 18 years of age at all times while using the pool facilities. Children 14 or older should be prepared to provide proof of age when visiting pool unaccompanied by adult.
5. Children under three years of age and those who are not reliably toilet trained, or otherwise at risk of contaminating any pool, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contamination in the swimming pool/deck area. Failure to comply with this requirement may result in loss of amenity privileges for the parents and the child.
6. Authorized Users may have 4 guests per household at one time at the swimming pool. Unless otherwise approved.
7. Loud, profane, and/or abusive language will not be tolerated.
8. A Parent or Supervisor must be within arm's length of a non-swimmer at all times when in the water, regardless of the type of flotation device used.
9. Audio devices may be played at moderate or low sound levels which do not disturb other patrons or guests.
10. Remote controlled vehicles, watercraft, and the like are not allowed in the pool area.
11. Water wings and swim rings used by small children, must be under the direct supervision of an adult. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited during peak use or under the discretion of amenity management. Under no circumstances are boogie boards or skim boards allowed at any time.
12. Pets, bicycles, skateboards, roller blades, scooters, and golf carts are prohibited on the pool deck at all times.
13. Glass containers and other sharp or potentially hazardous objects are prohibited in the pool area.

14. Smoking (including e/vapor cigarettes) and all tobacco products (including chewing tobacco) are prohibited at the pool area.
15. Chewing gum is prohibited at the pool area.
16. Showers are required before entering the pool.
17. Parents, Supervisors, or Babysitters must take children to the restroom before entering the pool. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
18. Proper swim attire must be worn in the pool. No cut-offs, denim, thongs, or cheeky bottoms are allowed.
19. No diving, jumping, pushing, running, or other horseplay is allowed in the pool or on the pool deck area (including swinging on ladders, fences, or railings).
20. Pool entrances must be kept clear at all times.
21. Pool furniture is not to be removed from the pool area.
22. Any person swimming when the facility is closed may be suspended from using the facility.
23. Pool availability may be altered in order to facilitate maintenance of the facility. The District reserves the right to close the pool facilities one day per week for necessary maintenance of the facilities. Notice of pool closure shall be posted at the pool facilities.
24. The Facility Manager reserves the rights to discontinue usage of play equipment during peak times or scheduled activity at the pool, or if the equipment creates a safety concern.
25. The Board of Supervisors and staff of the District reserve the right to authorize all programs and activities (including the number of guest participants, equipment, and supplies usage, etc.) conducted at the pool and pool area, including Swim Lessons, Aquatic / Recreation Programs, and Pool Parties.
26. Residents are allowed to have no more than 4 guests per household at the pool area at any given time. An Authorized User must accompany guests at all times.
27. **In accordance with Health Department Rule 64E-9.004, there is to be NO FOOD OR DRINK within 4 feet of the pool. Commercially bottled water is permitted on the wet deck for patron hydration.**

SWIMMING POOL CONTAMINATION POLICIES:

1. NO ONE SHALL CONTAMINATE THE POOL. Anyone who does pollute the pool is liable for any costs incurred in treating and re-opening the pool.
2. If contamination (i.e., blood, feces, vomit, etc.) does occur, the pool will be closed for twelve (12) hours, or as otherwise required by the Health Department, and the water will be shocked with chlorine to kill the bacteria.

GENERAL FITNESS CENTER POLICIES:

Fitness Room hours are 4:00 am to Midnight, or as posted at the Facility.

1. Usage of the Fitness Facility is restricted to Authorized Users 14 years of age and older.
2. Children under 14 years of age are prohibited from the fitness facility entirely.
3. Authorized Users may have a maximum one (1) guest per household at all times. All guests must be accompanied by an Authorized User at all times.

4. Exercise at your own risk. Each individual is responsible for his or her own safety.
5. Appropriate clothing is required at all times (shirts, shorts, leotards, and/or sweat suits – no denim). For the comfort of others, shirts and bottoms must be kept on at all times.
6. Athletic footwear covering the entire foot is required to be worn at all times.
7. Loud, profane, and/or abusive language will not be tolerated.
8. Disorderly conduct and horseplay will not be tolerated.
9. Food and chewing gum are prohibited in the fitness center.
10. Beverages are permitted but must be in a covered and sealed container.
11. Glass and other breakable items are prohibited in the fitness center.
12. Smoking (including e/vapor cigarettes) and tobacco products are prohibited in the fitness center.
13. Audio devices are prohibited unless they are personal units equipped with headphones.
14. Every individual is responsible for wiping down the equipment after use.
15. Weights or equipment may not be removed from the fitness center for any reason.
16. Hand chalk is not permitted.
17. Weights and dumbbells must be placed down gently, not dropped.
18. Benches and machines may not be stepped on or climbed over.
19. Use of the cardio equipment must be limited to 30 minutes if others are waiting. Patrons are expected to share equipment.
20. Personal Training or solicitation of training for fees is prohibited, unless provided directly by District personnel.
21. All emergencies, injuries, and / or broken equipment must be reported to the Facility Manager.
22. The Facility Manager reserves the rights to discontinue any such programs and /or activities due to safety concerns or other conflicts with the operation of the facility.
23. Fitness Center may be closed due to maintenance needs.
24. Disregard for any fitness center rule or policy may result in expulsion from the Amenity Center and suspension of Amenity Center privileges.
25. Pets, bicycles, skateboards, roller blades, hover boards and scooters are prohibited in the Fitness Center at all times.
26. All residents, Patrons and Guests of the fitness center are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with fitness center rules and regulations.

PLAYGROUND POLICIES:

1. The District playground is for District Authorized Users only. It is not open to the public.
2. Authorized Users may bring up to four (4) guests per household. Guests must be accompanied by an Authorized User at all times.
3. Absolutely NO SMOKING (including e/vapor cigarettes), for the courtesy of others.
4. Children under the age of eight (8) must be accompanied by an adult, supervisor/babysitter at all times.
5. Children thirteen (13) years and older are not permitted on the playground equipment.
6. No roughhousing will be permitted. Loud, profane and/or abusive language and behavior is prohibited.
7. All food, beverages, and miscellaneous trash brought to the playground must be cleaned up prior to leaving.
8. No pets, skateboards, rollerblades, hover boards, scooters, bicycles, or wheeled vehicles are allowed on the Playground at any time.
9. Playground may be closed due to weather or maintenance needs.
10. Usage of the Playground may be limited, from time to time, for sponsored events, which must be approved by the Facility Manager in advance.

DOG PARK POLICIES:

1. The District dog park is for District Authorized Users only. It is not open to the public and not available for Active Adult residents.
2. Absolutely NO SMOKING (including e/vapor cigarettes), for the courtesy of others.
3. Please clean up after your dog and dispose of the waste properly.
4. Do not allow your dog to dig holes or otherwise damage the property.

YOGA AND ACTIVITY LAWN POLICIES:

1. The District Yoga and Activity Lawn is for District Authorized Users only. It is not open to the public and not available for Active Adult residents.
2. Special events and/or programming must be approved, in writing, by the Community Manager in advance.
3. Lawns and open spaces on CDD property may not be used for for-profit activities, including but not limited to fitness classes, camps, sales, etc.
4. No personal training or related activities may take place on the District Activity Lawn area.
5. Team practices are prohibited on the Activity Lawn.
6. Cleats are prohibited on the Activity Lawn.

ROOFTOP PATIO:

1. The Rooftop Patio is for District Authorized Users only. No guests are allowed at the Rooftop Patio during normal operations.
2. The Rooftop Patio shall be used on a first come first serve basis and is intended for shared use by Authorized Users.

3. Authorized Users may reserve the Rooftop Patio for rental for a “Private Event”

FACILITY RENTALS:

Authorized Users may reserve for rental certain portions of the District Amenity Center Facilities for a “Private Event,” defined as any event not open to the general public. Any parties over 10 persons is considered a “Private Event,” and space must be reserved. (Events that are open to the general public are not subject to these Facility Rental Policies.) Reservations may not be made more than four (4) months prior to the event. Persons interested in doing so should fill out the Reservation Form on the resident portal to determine availability for the anticipated date and time of the event.

Please note that the Amenity Center is unavailable for Private Events on the following holidays:

Easter Sunday
Memorial Day Weekend
4th of July Weekend
Labor Day Weekend
Thanksgiving
Christmas Eve
Christmas Day
New Year’s Eve
New Year’s Day

POOL DECK RENTAL POLICIES:

1. Only Authorized Users may reserve the facility for private parties.
2. Parties are limited to a total of 30 guests. This provides exclusive use of the designated party area only.
3. Two payments are required to confirm the reservation – the cleaning/security deposit and rental fee.
4. All parties must be completed by the scheduled time. Failure to do so may result in the loss of all or part of the event deposit.
5. The Resident sponsoring a private event is responsible for any damages, including those in excess of the security deposit. The full refund of the cleaning deposit will only be issued if the following is completed prior to end of rental:
 - a. Remove all garbage and dispose of in dumpster.
 - b. Remove all party displays.

rental time includes setup and cleanup time
6. The deposit is refundable if the event is cancelled. The rental fee is non-refundable. However, if the event is cancelled due to inclement weather both the rental fee and the deposit will be refunded.
7. Glass and other breakable items are not allowed at the Amenity Center.
8. Pets (with the exception of Guide Dogs) are not permitted at the Amenity Center facilities.
9. The volume of noise and/or music must not violate applicable Duval County Noise Ordinances or disturb other patrons or guests using the facilities.
10. Restrooms must remain open to all Patrons.
11. The current pool regulations and policies will apply.
12. If alcohol is served, consumption of alcoholic beverages is limited to the pool deck area and event liability insurance must be obtained. Alcohol must remain 6 feet from the wet deck of the pool. Absolutely under no circumstances is alcohol permitted in the pool or on the wet deck.
13. Inflatables, game trucks, food trucks, entertainment trucks and heaters are not permitted.

14. Pool deck rental does not include use of the rooftop patio, fitness center, yoga lawn, activity lawn, playground, or dog park.

ROOFTOP PATIO/YOGA LAWN/ACTIVITY LAWN POLICIES:

1. Only Authorized Users may reserve the facility for private parties.
2. Parties are limited to a total of 30 guests.
3. Two payments are required to confirm the reservation – the cleaning/security deposit and rental fee.
4. All parties must be completed by the scheduled time. Failure to do so may result in the loss of all or part of the event deposit.
5. The Resident sponsoring a private event is responsible for any damages, including those in excess of the security deposit. The full refund of the cleaning deposit will only be issued if the following is completed prior to end of rental:
 - a. Remove all garbage and dispose of in dumpster.
 - b. Remove all party displays

rental time includes setup and cleanup time
6. If alcohol is served, consumption of alcoholic beverages is limited to the event space and event liability insurance must be obtained.
7. The deposit is refundable if the event is cancelled. The rental fee is non-refundable. However, if the event is cancelled due to inclement weather both the rental fee and the deposit will be refunded.
8. Glass and other breakable items are not allowed at the Amenity Center.
9. Pets (with the exception of Guide Dogs) are not permitted at the Amenity Center facilities.
10. The volume of noise and/or music must not violate applicable Duval County Noise Ordinances or disturb others using the facilities.
11. Restrooms must remain open to all Patrons.
12. Inflatables, game trucks, food trucks, entertainment trucks and heaters are not permitted.
13. Rooftop Patio rental does not include use of the pool, pool deck, fitness center, yoga lawn, activity lawn, playground, or dog park.
14. Yoga Lawn rental does not include use of the pool, pool deck, fitness center, activity lawn, playground, dog park or rooftop patio.
15. Activity Lawn rental does not include use of the pool, pool deck, fitness center, playground, dog park or rooftop patio.

POOL DECK RENTAL SESSIONS:

Session A	Session B
10:00am – 1:30pm	2:00pm – 5:30pm

DISTRICT POOL DECK RATES

1. Rental Fee of \$100 per session.
2. \$50 security deposit.
3. Rental fees are non-refundable.
4. Rentals limited to one per weekend and two per year per household.
5. Session B rentals are prohibited November-January
6. Rentals are not available after 5:30pm

ROOFTOP PATIO RENTAL SESSIONS:

Session A	Session B
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10:00am – 1:30pm	2:00pm – 5:30pm
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DISTRICT ROOFTOP PATIO RENTAL RATES

1. Rental Fee of \$100 per session.
2. \$50 security deposit.
3. Rental fees are non-refundable.
4. Rentals limited to one per weekend and two per year per household.
5. Rentals are not available after 5:30pm.

YOGA LAWN RENTAL SESSIONS:

Session A	Session B
10:00am – 1:30pm	2:00pm – 5:30pm

DISTRICT YOGA LAWN RENTAL RATES

2. Rental Fee of \$100 per session.
3. \$50 security deposit.
4. Rental fees are non-refundable.
5. Rentals limited to one per weekend and two per year per household.
6. Rentals are not available after 5:30pm.

ACTIVITY LAWN RENTAL SESSIONS:

Session A	Session B
10:00am – 1:30pm	2:00pm – 5:30pm

DISTRICT ACTIVITY LAWN RENTAL RATES

3. Rental Fee of \$100 per session.
4. \$50 security deposit.
5. Rental fees are non-refundable.
6. Rentals limited to one per weekend and two per year per household.
7. Rentals are not available after 5:30pm.

ALCOHOL REQUIREMENTS:

Authorized Users renting the amenity facilities are solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and agrees to assume all liability for damages resulting from or arising in connection with the consumption or provision of alcohol on the District's property and thereafter.

The District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave the District property immediately, and the District also reserves the right to call law enforcement to enforce the same.

If event liability insurance is required, the District is to be named on the policy as an additional insured party as follows:

Cypress Bluff CDD and its supervisors, officers, directors, consultants, and staff

475 West Town Place

Suite 114

St. Augustine, FL 32902

Event liability insurance must include:

- ❖ \$250,000 property damage
- ❖ \$1,000,000 personal injury
- ❖ Alcohol Rider
- ❖ District named as additional insured.

OTHER DISTRICT FEES:

1. Fee for returned check (NSF) - \$25.

2. Annual Non-Resident User Fee - \$3,800 per household.

RESPONSIBILITY FOR LOSS OR DAMAGE TO PERSON OR PROPERTY: INDEMNIFICATION; LIMITATION OF LIABILITY

No person shall remove from the room in which it is placed or from the Recharge Center any property or furniture belonging to the District or its contractors without proper authorization. Each Resident shall be liable for any property damage at the Recharge Center and all other CDD maintained property, or at any activity or function operated, organized, arranged, or sponsored by the District or its contractors, caused by him or her, his or her guests or family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Resident and each guest as a condition of invitation to the premises of the Recharge Center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Complex, whether in lockers or elsewhere.

Each Resident, by virtue of his or her use of the District's facilities, agrees to defend, indemnify, and hold harmless the District and its respective officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for any injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the use of the facility by such person, his or her children and his or her guests. Should any person bound by these District Policies bring suit against the District or its affiliates, The Recharge Center operator, officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any facility owned, or event operated, organized, arranged or sponsored, by the District, and fail to obtain judgment therein against the District or its Amenity Complex operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

Nothing contained in these policies shall constitute or be construed as a waiver of the Districts limitations on liability contained in Section 768.28, F.S., or other statutes.

ACKNOWLEDGMENT

I hereby acknowledge the receipt of the Cypress Bluff Community Development District Policies dated September 24, 2019, as may be subsequently amended, and agree to abide by the terms and conditions contained therein and such future terms and conditions as may be approved by the Cypress Bluff Community Development District Board of Supervisors. I consent to the use by the District of any pictures (video and print) for commercial purposes, or otherwise, in connection with any event or activity, without restriction as to frequency, duration, or medium.

B.

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution certain amenity rates (“Amenity Rates”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board finds that the imposition of fees for utilization of the amenity facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and, (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Amenity Rates are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rates shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

SECTION 3. Fees for use of the District’s recreation facilities and services are adopted in accordance with **Exhibit A** for the purpose of providing revenues to maintain the operation and maintenance of the facilities, and are hereby ratified, approved and confirmed.

SECTION 4. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of July, 2022.

ATTEST:

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Chairperson

Exhibit A: Amenity Rates

Exhibit A:
Amenity Rates

<u>Category</u>	<u>Proposed Rate/Fee</u>
Pool Deck Rental	\$100 Per Session / \$50 Security Deposit
Rooftop Patio Rental	\$100 Per Session / \$50 Security Deposit
Yoga Lawn Rental	\$100 Per Session / \$50 Security Deposit
Activity Lawn Rental	\$100 Per Session / \$50 Security Deposit

NINTH ORDER OF BUSINESS

B.

1.

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS
PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Cypress Bluff CDD
Name of stormwater utility, if applicable:	
Contact Person	CDD District Manager, Governmental Management Services
Name:	James Perry
Position/Title:	District Manager
Email Address:	jperry@gmsnf.com
Phone Number:	904-940-5850

Indicate the Water Management District(s) in which your service area is located.

<input type="checkbox"/>	Northwest Florida Water Management District (NFWFMD)
<input type="checkbox"/>	Suwannee River Water Management District (SRWMD)
<input checked="" type="checkbox"/>	St. Johns River Water Management District (SJRWMD)
<input type="checkbox"/>	Southwest Florida Water Management District (SWFWMD)
<input type="checkbox"/>	South Florida Water Management District (SFWMD)

Indicate the type of local government:

<input type="checkbox"/>	Municipality
<input type="checkbox"/>	County
<input checked="" type="checkbox"/>	Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Cypress Bluff Community Development District is a local, special purpose government entity authorized by Chapter 190 of the Florida Statutes as amended, and created by an ordinance adopted by the City Council of the City of Jacksonville as an alternative method of planning, acquiring, operating and maintaining community-wide improvements in planned communities. The management of storm water is regulated with the multiple storm water management facilities (smfs) and control structures constructed throughout the

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Permit Compliance
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit? No

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility? No

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

The funding mechanism is through the CDD that assesses fees for each lot in the community. These funds are set aside as needed to provide for the ongoing maintenance needs of the stormwater management system.
- Does your jurisdiction have a Stormwater Master Plan or Plans? Yes

If Yes:

How many years does the plan(s) cover? Life of the Project

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

NO

Please provide a link to the most recently adopted version of the document (if it is published online):

NA
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure? No

If Yes, does it include 100% of your facilities? No

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Inspection of control structures regularly

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Yes

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Sediment removal from Stormwater systems is not a routine requirement, however, would be done if required for proper function and permit compliance.

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	1,500.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	2	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	1	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

The 1 control structure listed above are static with fixed weir elevations, meeting permitted discharge requirements

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☒ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

Review of permitted engineering plans and permits, site inspection, and review with District Manager

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

A shapefile of the project boundary will be included with this submittal.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

No change anticipated.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	2	6	7	8	9
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
	0				
	0				
	0				
	0				
	0				

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, *etc.*

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NA					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: <input type="text"/>
<input checked="" type="checkbox"/>	Other(s): SJRWMD and City of Jacksonville Approved Engineering plans and permits.

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

Resiliency Projects with No Identified Funding Source

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None					

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)					
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	6	7	8	9
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	6	7	8	9

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

Cypress Bluff Community Development District (District)

Storm Water Management Plan

Revised: 6/30/22

1. The intent of this plan is to adhere to the rules and regulations stated in the St. Johns River Water Management District Environmental Resource Permits and the City of Jacksonville Permits for this project.
2. All permitted Storm Water Management Facilities (SMFs) will be maintained as required. Maintenance includes routine mowing of the SMFs, the repair and maintenance of the outfall control structures, removal of debris that may clog the outfall systems and other related maintenance that may be required from time to time.
3. At least once every two years, the storm water management facilities including outfall control structures shall be reviewed by the Engineer of Record and may be performed during annual review by the District. If there are deficiencies, repairs or other matters that need attention, the Engineer of Record shall notify the District of the issues together with options (if available) to repair or mitigate for these deficiencies. The date of field review and name of field representative(s) shall be recorded as part of the report to the District.
4. Lands within Conservation Easements will be maintained by the District (see attached Master Site Plan). Maintenance shall include, but not be limited to removing dead trees as may be required to provide a safe environment.
5. Preserved wetlands and conservations areas, storm water management facilities and other areas shall be protected from erosion and siltation, scouring, dewatering or excessive turbidity, resulting from all construction activities including home building.

2.

June 24, 2022

Cypress Bluff Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: James Perry

RE: *Consulting Engineer's Report
Section 9.20 of the Master Trust Indenture
Cypress Bluff Community Development District*

Dear Mr. Perry:

In accordance with Section 9.20 of the Master Trust Indenture, we have completed our annual review of the portions of the project within the Cypress Bluff Community Development District constructed to date. We hereby offer the following consulting engineer report.

On June 24th, 2022 Ann M. Newland (ETM) inspected the recreational facilities and have found them in generally good condition and well maintained. Additional maintenance or repair is not necessary at this time.

Additionally, we have inspected the entry features and have found them to be in good condition, well maintained and in good working order. This includes regular maintenance by the operator. It is not recommended that any additional maintenance or repair is necessary at this time.

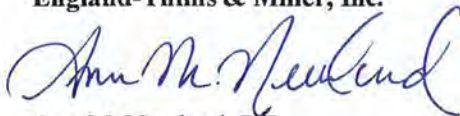
We have inspected the landscaping within the common areas and have found them in generally good condition and well maintained. Additional maintenance or repair is not necessary at this time.

The stormwater facilities (ponds and outfall structures) were inspected and were found to be generally in good condition and well maintained. Additional maintenance or repair is not necessary at this time.

If you have any additional questions or require additional information, please do not hesitate to call.

Sincerely,

England-Thims & Miller, Inc.



Ann M. Newland, P.E.
District Engineer

6/24/2022
Date

3.

**Cypress Bluff
Community Development
District**

Public Facilities Report

Dated: June 23, 2022

Governmental Management Services, LLC
District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092
(904) 940-5850

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

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- I. PURPOSE AND SCOPE
- II. GENERAL INFORMATION
- III. PUBLIC FACILITIES
 - A. Recreational Facilities
 - B. Entry Features and Landscaping/Irrigation
 - C. Wetland Mitigation Areas
 - D. Stormwater Management Facilities
- IV. REPLACEMENT OF FACILITIES
- V. CDD FACILITIES PHOTOGRAPHS

LIST OF FIGURES

- FIGURE 1 CDD BOUNDARY MAP

I. PURPOSE AND SCOPE

This report is provided at the request of the Cypress Bluff Community Development District (the "District") to comply with the requirement of Section 189.08, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of the public facilities owned or operated by the District together with any facility expansion programs currently proposed within the next five years.

II. GENERAL INFORMATION

The District is a local, special-purpose government entity authorized under the provisions of Chapter 190, Florida Statutes and became effective on June 9, 2018. The District currently encompasses approximately one thousand two hundred seventy-four (1,274) +/- acres of land located entirely within Duval County, Florida. As a local unit of special-purpose government, the District provides an alternative means of planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District owns, operates, and/or maintains certain public facilities within and outside of its boundary. These public facilities include recreational facilities, entry features, landscaping and irrigation, wetland mitigation areas and certain stormwater management facilities. A brief description of each is provided below.

III. PUBLIC FACILITIES

A. Recreational Facilities

The District designed, permitted and constructed a master amenity center located at 10571 E-Town Parkway, located near the middle of the Cypress Bluff CDD boundary. The amenity center is intended to be the largest within the Cypress Bluff CDD and will serve all of the neighborhoods within the CDD in addition to individual neighborhood subdivision amenity centers. The master amenity center consists of a 3,000 +/- square foot clubhouse with fitness center, outdoor patios, pool, playground, yoga lawn, open lawn area, dog park, parking facilities and landscaping and lighting. The District owns, operates and maintains the community center and associated improvements.

There are no current plans for expansion of the neighborhood parks within the next five years.

B. Entry Features & Landscaping/Irrigation

The District currently operates and maintains several entry features/entry monuments and associated landscaping and irrigation surrounding the entry features. The District owns and maintains the entry feature and associated landscaping located at the north end of Etown Parkway on the east side of the roadway south of Atlantic Coast High School. There are two entry features with associated lighting and landscaping located on the east side of State Road 9B at Etown Parkway that the District maintains, one entry feature is located at the northeast corner and the second one is at the southeast corner.

These entry features consist of, among other items, landscaping, irrigation, lighting, signage, and monuments.

The District maintains and irrigates landscaping along E-Town Parkway and within the two roundabouts. The irrigation system is served by a CDD owned and operated stormwater pump station located along the bank of a stormwater management facility in the southeast quadrant of State Road 9B and E-Town Parkway.

The irrigation system is currently at full capacity and is sufficient to meet the demands of the District. A demand/capacity analysis is not applicable to the entry features and landscaping. There are currently no plans for expansion of these facilities within the next five years.

C. Wetland Mitigation Areas

The wetland mitigation system consists of the creation, restoration and preservation of wetlands in accordance with the permit requirements from the St. Johns River Water Management District and The U.S. Army Corps of Engineers. The District owns and maintains certain mitigation areas to ensure compliance with the applicable permits.

A demand/capacity analysis is not applicable to this facility. There are no plans for expansion of these mitigation areas within the next five years.

D. Stormwater Management Facilities

The District operates and maintains stormwater management facilities (SMF's), and associated outfall control structures within the District, which include outfall pipes and appurtenances thereto.

The District currently maintains the SMF's as shown on the attached CDD Map". In connection therewith, the District inspects, cleans, mows, and treats the SMF's to maintain water quality.

The stormwater management facilities are at full capacity and meet the demands of the District. There are no plans for expansion of these facilities within the next five years.

IV. REPLACEMENT OF FACILITIES

The District currently has no plans for replacement of the District-owned facilities.

V. CDD FACILITIES PHOTOGRAPHS



Cypress (E-town) Front Entrance Signage at 9B



Cypress Amenity Center



Cypress Amenity Center (Front)



Cypress Amenity Pool



Cypress Dog Park



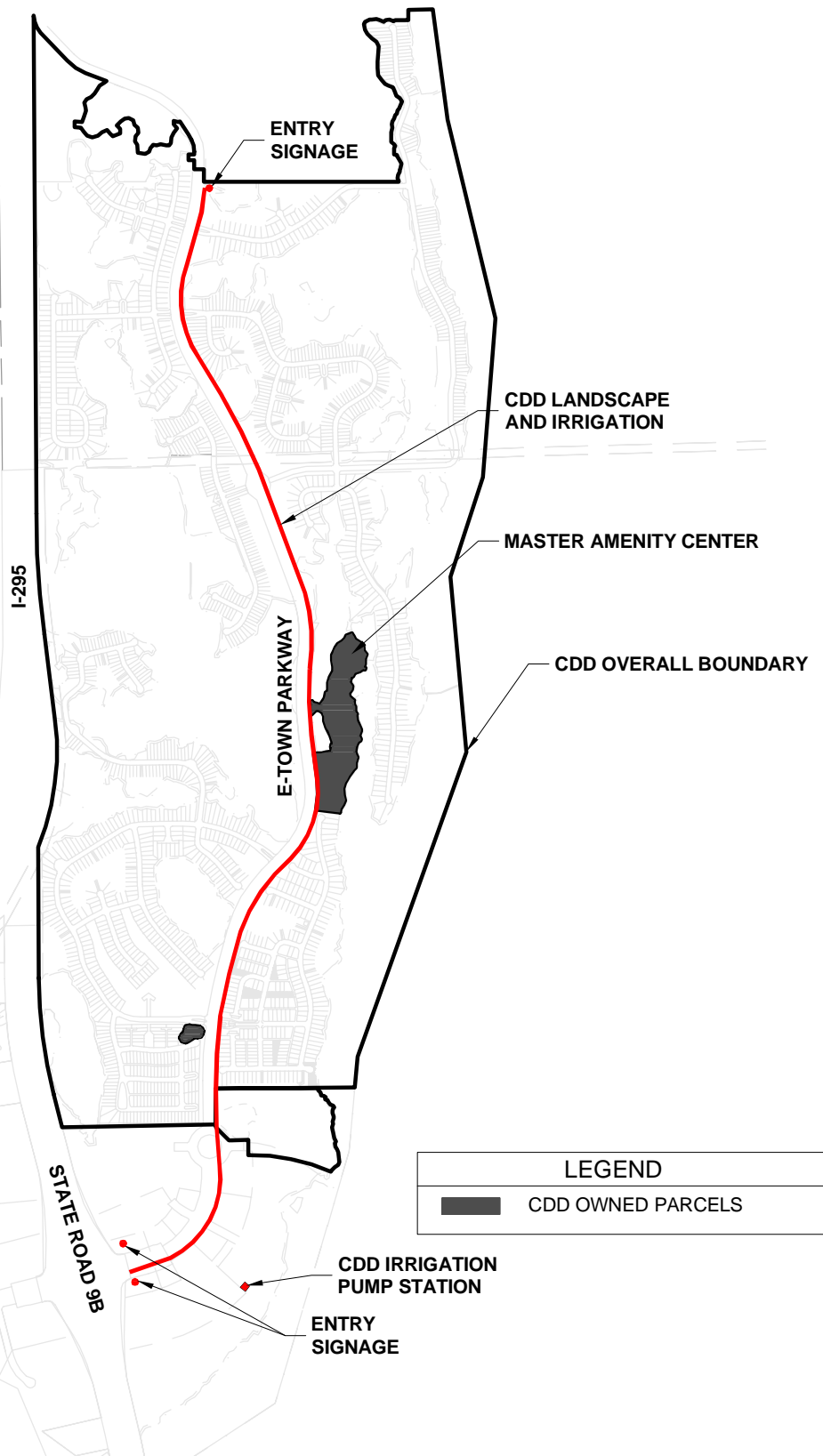
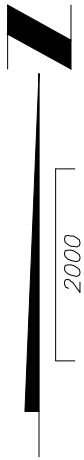
Playground



Cypress (E-town) entrance signage at Erwin



Cypress Pond and Neighborhood



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

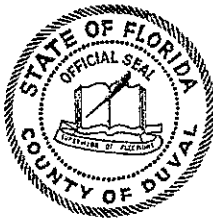
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000316

CDD MAINTENANCE MAP

MASTER WATER PLAN
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

C.

1.



OFFICE OF THE SUPERVISOR OF ELECTIONS

MIKE HOGAN
SUPERVISOR OF ELECTIONS
OFFICE: (904) 630-7757
CELL: (904) 219-8924

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX (904) 630-2920
E-MAIL: MHOGAN@COJ.NET

June 2, 2022

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

Dear Courtney,

The information you requested on April 18, 2022 appears below:

Cypress Bluff Community Development District

1097 Registered Voters

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

Sincerely,

Lana Self
Candidate and Records Director

2.

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

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

October 25, 2022
November 15, 2022 (*third Tuesday)
December 20, 2022 (*third Tuesday)
January 24, 2023
February 28, 2023
March 28, 2023
April 25, 2023
May 23, 2023
June 27, 2023
July 25, 2023
August 22, 2023
September 26, 2023

D.

1.



COMMUNITY MANAGER REPORT 7/26/22
SUBMITTED BY MARCY POLLICINO

RECHARGE UPDATE:

INCIDENT 6/22/22

See incident report attached.

Summary: A man opened the gate leading to the pond and was caught urinating next to the tree line. This man could not be identified in our database.

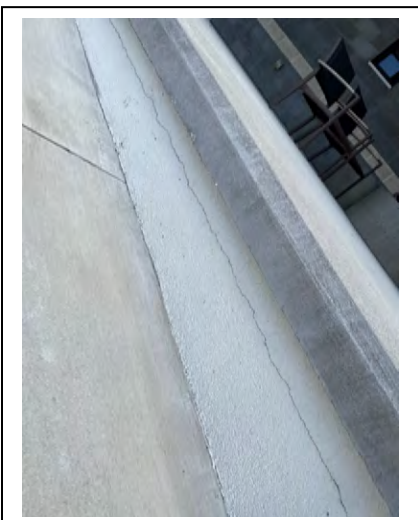
INCIDENT 6/29/22

See incident report attached.

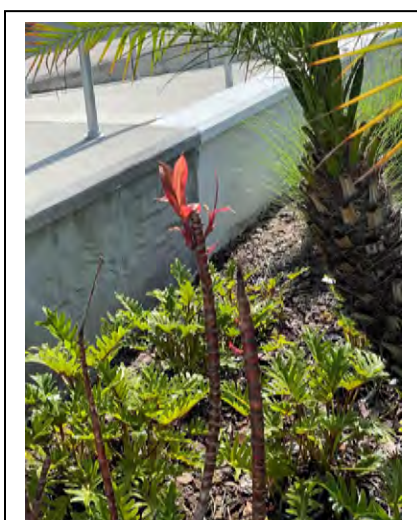
Summary: Three teenagers, one being a resident, broke into the pool and proceeded to swim after closing time. The teenagers swam for roughly 90 minutes. Vaping also occurred. The teenagers were caught on camera and suspended from amenities for 11 days (per Jim Perry). The parent was spoken to and agreed this incident will not happen again.

COVERED POOL DECK AREA

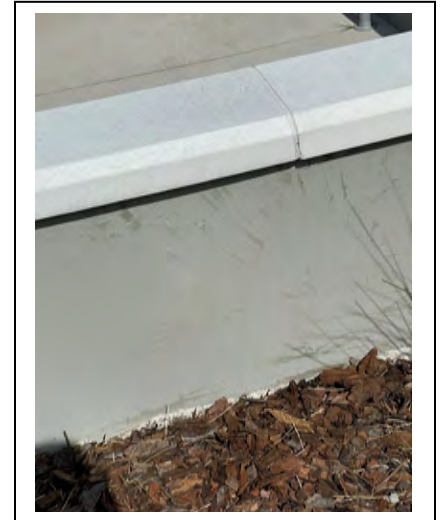
The stucco surrounding the covered portion of the pool deck was cracking. Carlton Construction sent in the vendor to fix the issue at no cost to the CDD. The work is currently in progress.



CRACK IN STUCCO EXAMPLE



WORK IN PROGRESS



WORK IN PROGRESS

Solar panels have been cleaned. Cost: \$1,200

The VIZpin side gate reader was not working. Cost for a new reader: \$450

RECHARGE POOL

The pool had a bubble in the bottom that cracked. Village Pools fixed this at no cost.



CRACK IN POOL FLOOR



CRACK FIXED

The chlorine pump tube had to be replaced due to a hole in the tube.

PICNIC TABLES

Three adult residents sat on one side of the picnic tables. Two adults got up and the table flipped. No one was injured. However, to prevent this from happening again the picnic tables have been anchored by tapcon screws by our maintenance crew. The screws went through the two-inch pavers only.

Capital Concrete was consulted. They installed the patio. They can secure the tables by taking the pavers out, pouring cement, resetting the pavers, and then securing with tapcon screws that will drill into the concrete below the pavers. The cost for this work will be: \$1,920 See the attached quote.

MAINTENANCE REPORT

Quarterly maintenance report is attached.

Phosphate reducer has been administered for the pool and levels are being monitored. Probe will be cleaned once levels have been reduced.

UPDATE: Due to ongoing chemical level issues it was determined with the help of Vak Pak that the probes needed to be replaced as well as the vacuum pump resealed for a cost of \$1,072.95

FITNESS CENTER

Solar Shades have been installed. Cost: \$5,302.55



SOLAR SHADE INSTALL

There was a seal leak in the gym window. Brads Glass fixed this at no cost.

Belts were changed on the treadmills due to wear and tear. Cost: \$180

Seats for the Echelon bikes were changed out due to wear and tear.

An Echelon mirror was not working in the gym, and it has been replaced at no cost.

eTOWN

A two-way traffic sign that was knocked down was fixed and other traffic signs within the community were stabilized.

Cost: \$1,375

May Amenity Use:

Gym door was opened 1,927 times.

Rear gym door was opened 74 times.

Main entry gate was opened 2,052 times.

Main pool gate was opened 1,349 times.

Side pool gate was opened 158 times.

June Amenity Use:

Gym door was opened 2,098 times.

Rear gym door was opened 70 times.

Main entry gate was opened 2,258 times.

Main pool gate was opened 1,177 times.

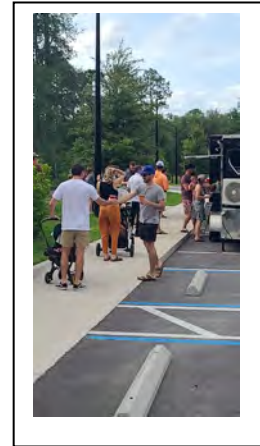
Side pool gate was opened 286 times.

EVENTS UPDATE:

MAY FOOD TRUCK FRIDAY

Live music was cancelled due to the weather, however that did not stop residents from coming out to the food trucks! Great turnout with more than 75 purchasing food.

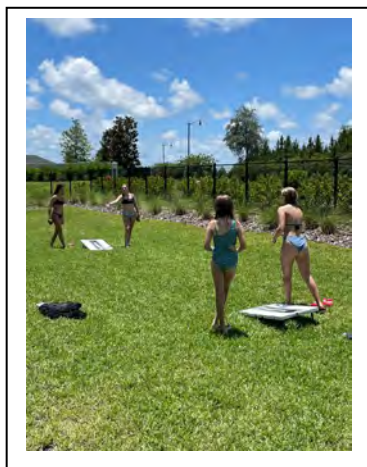
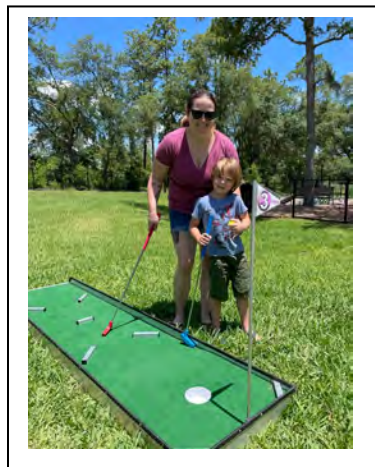
Reaction on social:



MEMORIAL DAY

Residents honored our troops and celebrated their freedom at our Memorial Day gathering. Live music duo, cornhole, ping pong, 9-hole mini golf and food trucks entertained a full house. Over 200+ attended.

Reaction on social:

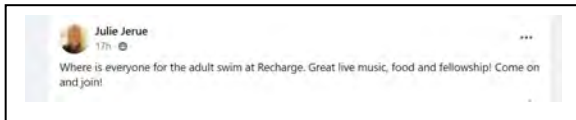




WIND DOWN WEDNESDAY ADULT SWIM

Wind Down Wednesday kicked off the summer with an adult only swim! Rebecca Day performed, and EZ Eats by Yaya food truck was on site. 30+/- attended this event.

Reaction on social:



FOOD TRUCK FRIDAY

DJ Ross rocked poolside taking us into the weekend! Chubby Burrito was on site for dinner. 50 +/- attended this event.



CHILL WITH DAD

Guanabana food truck was on site for residents to treat Dad to a cool treat! The food truck had a steady line for 2 hours and did very well!



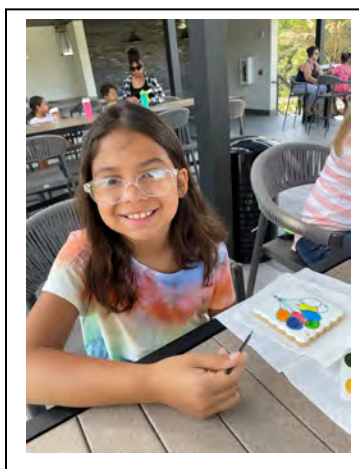
BUBBLE PARTY

Kids danced and played in bubbles for an hour! Mrs. Bubbles also played games with the kids. 9 children attended. Residents paid \$20pp for this event.



COOKIE PAINTING

Kids painted cookies from Sweet Girl's Bakery. Kids were able to choose between two designs: balloons or rainbow. 16 attended this event. Residents paid \$10pp.



JULY 4th

DJ Ross rocked Recharge with all the hits while residents played lawn games that included Giant Connect Four, Giant Jenga, Ladder Golf and Cornhole. Ma & Pop Bistro along with Gala's Italian Ice were on site for lunch. Over 150 +/- attended. There are no photos from this event as the community manager was on vacation.

Reaction on social:



WIND DOWN WEDNESDAY ADULT SWIM

Wind Down Wednesday took to the pool for another adult only swim! Eric Alabiso performed, and 904 Gyros food truck was on site. 30+/- attended this event.

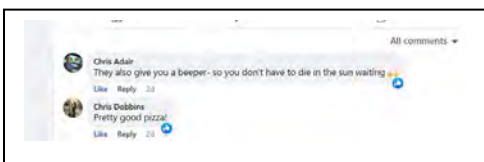
Reaction on social:



FOOD TRUCK FRIDAY

DJ Ross rocked poolside taking us into the weekend! Planet Pizza was on site for dinner. 20 +/- attended this event.

Reaction on social:



JULY EVENTS: Evening of Music with Rob & Julie and Island Escape

AUGUST EVENTS: Adult Swim, Jumbo Shrimp Game, Back to School/Challenge Island, Food Truck Friday

ACTION ITEMS:

RENTALS

1. Adding in the additional yoga lawn and activity lawn rentals.
 - a. Cost would remain the same as the rooftop patio and pool deck.
 - i. \$50 refundable deposit (if the property is put back the way the resident found it).
 - ii. \$100 non-refundable rental fee.
2. Rental time slots for the yoga lawn, activity lawn, rooftop patio and pool deck would all be the same.
 - a. 10am-1:30pm and 2-5:30pm

BUDGET ITEMS FOR CONSIDERATION

PLAYGROUND SHADE

The toddler play structure does not have any shade; however, the big kid jungle gym does have shade. As shown here:



TODDLER PLAY AREA



BIG KID JUNGLE GYM WITH SHADE

Shade America installed the shade for the big kid jungle gym. To match this shade the cost would be: \$13,780

See the attached quote. There may be a minimal charge for additional mulch once construction is complete. A rough estimate for the completed project would be \$15,000.

PLAYGROUND YEARLY MULCH REFRESH

Due to the consistent use the playground receives, a yearly mulch refresh will be required to maintain the proper mulch levels throughout the playground. Cost: \$8,525 per year See the attached quote.

DOG PARK DRAINAGE

The large dog park retains moisture. A sizable portion of the dog park is unable to completely dry out and pools of water form as shown here:



We are working with Mikey White from The PARC Group and Vallencourt for a solution to this issue. Vallencourt has suggested putting in a drainage system.

Vallencourt costs:

- Mobilization: \$ 3,900.00
- Install 400 LF of underdrain: \$ 29,000.00
- Core Existing inlet: \$ 1,200.00
- Dress out and seed with Bahia: \$ 3,800.00

Total Cost: \$ 37,900.00

This cost does not include mulch. The area would need to be mulched at an additional estimated cost of \$10,000

Grand Total: \$47,900

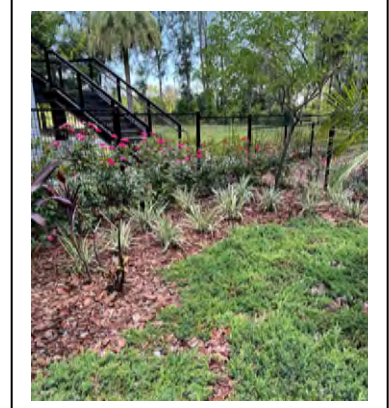
The temporary fix to the drainage issue is to fill in the areas where water pools only with sand, tamp and cover with mulch. This will not fix the large damp area. Cost: \$828.80 See the attached quote.

LANDSCAPE REPORT

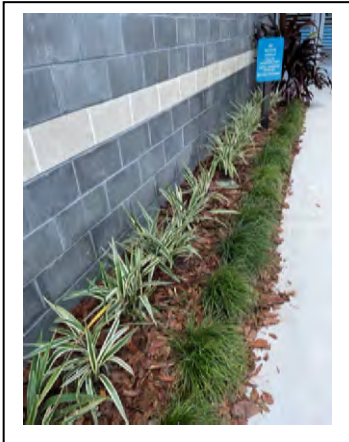
1. Working on retouching mulch throughout eTown (hitting bare spots)
2. The yearly palm tree trim has been completed.
3. There are two dead palms at the circle on Exchange Place. Sun State is working to replace these. However, they come from California so it will not be an immediate replacement.
4. New plants at the main entrance and sod replacement at Recharge:



SAMPLE OF PLANTS THAT
WILL BE REPLACED



NEW PLANTS



NEW PLANTS



NEW FLOWERS



NEW SOD

5. New sod was also installed in bare spots at Recharge at no cost. However, the sod did not take, and Sun State is working to fix this.



DEAD SOD BY THE
PARKING LOT/POOL



DEAD SOD BY THE
PARKING LOT/POOL

RECHARGE PREVENTATIVE MAINTENANCE REPORT 06/10/22

EQUIPMENT	PERFORMANCE	CONDITION	NOTES AND RECOMMENDATIONS
Pak Pumps	GOOD	GOOD	Both running well, temp is within limits and amp draw well within limits.
VFD	GOOD	GOOD	Just replaced and running well.
Electrical	GOOD	GOOD	No issues observed during the visit. New surge protector just installed.
Filtration	GOOD	GOOD	Filters are working properly, flow is in target range. Tank is being maintained very well.
Chemical Control	GOOD	WATCH	See notes below.
Pak Housing	GOOD	GOOD	
Plumbing	GOOD	GOOD	Plumbing is working properly with no leaks. FWLC tested and working as designed. Turns on and off with float.
Pak Area	GOOD	GOOD	Everything is good with the area of the pak.

Extra Notes:

1) New chemical storage cabinet looks good, Pak is nice and clean inside.
 2) PH and CL not working correctly. CL pump running 4 hours and turning off with very low ORP readings. Tested water and found high phosphate levels which will reduce ORP readings. Recommend adding phosphate reducing chemicals to bring levels under 300 PPB to reduce impact on ORP levels. Once water is corrected, clean probe with tooth brush and toothpaste.

Everything else looked good.

2.

CBCDD Incident Report | 2022

Date of Incident: 6/21/22

Time of Incident: 8:30am

Location of Incident: Pond next to the dog park

Name of Individual: Said his last name was Rotti (he spelled it out) Age: Upper 50s, low 60s

Phone Number: Do not know

CBCDD Resident: Claimed he was, but
I could not find him in the database.

Were the police contacted? No

Name of witness: N/A

Work Phone Number:

Description of Incident: At 8:30am Marcy Pollicino was doing a round in the Recharge parking lot. A Caucasian male wearing a red shirt and black shorts with gray hair opened the gate leading to the pond. Marcy Pollicino went over to the scene and caught the man urinating next to the tree line. Marcy Pollicino did not disturb him, she closed the gate and waited for him to finish. The man approached Marcy Pollicino and she opened the gate and said, "Not sure what was going on over there, but you are not permitted to go past this fence line. Therefore, we have a fence here." The man said that this was his bathroom stop. Marcy Pollicino replied, "This is not a bathroom." The man said he is old and runs 12 miles, so he needs to go to the bathroom. Marcy Pollicino replied unfortunately this is not a bathroom. The man said he pays fees to use this amenity center and will do what he wants. Marcy Pollicino said if he pays the fees, he can use the bathroom inside the amenity center. The man said he did not want to and told Marcy Pollicino to stop being a "weirdo." Marcy Pollicino was stunned and turned to walk away, the man walked away too and then turned around and started walking faster towards Marcy Pollicino. Marcy Pollicino walked faster, but noticed the man was headed to the dog park. Marcy Pollicino told the man, "That's a dog park." The man said, "I know stupid." He said he was thirsty and needed to drink. Marcy Pollicino said there is a water fountain in the amenity center if he is a resident. The man again said he does not need to walk over there; he can get water at the dog park. Marcy Pollicino turned to walk away. The man left the dog park and shouted what is your name to Marcy Pollicino. Marcy Pollicino said, "It's Marcy." The man said his was "Rotti—spelled R-O-T-T-I." And stated he would remember Marcy's name and told her to stop being a "smart ass." The man walked away and left Recharge. Marcy Pollicino returned to the amenity building.

Marcy Pollicino

Employee Name

____6/21/22_____
Date

CBCDD Incident Report | 2022

Date of Incident: June 29, 2022,

Time of Incident: 8:24pm

Location of Incident: Recharge Pool

Name of Individual: Coleman Bullard

Phone Number: 904-894-1859

CBCDD Resident: Yes

Were the police contacted? No

Name of witness: Matt Willcock/eTown Resident

Phone Number: 904-772-4665

Description of Incident: At 8:21pm Coleman Bullard, resident at 10593 Aventura Dr, entered the Recharge amenity. The parent member is Rebecca Bullard phone number 904-707-7113. Coleman entered Recharge with two women. They looked like teenagers. The group proceeded to the pool gate. The pool closes at 8pm as the pool is permitted to be open only a half after sunrise and close a half hour before sunset per the permit from the state of Florida. 8pm is closing time for the pool in June and is advertised to the community. The VIZpin activation for the pool gate is shut down at 8pm. Therefore, residents cannot enter the pool area using their VIZpin access. On site staff leaves when the pool deck is cleared at closing time. Coleman reached over the gate and opened the latch by pushing it open. This has been caught on video. The three proceed to the beach entry of the pool and set down their belongings and proceed to swim. At 8:42pm Matthew Willcock entered the Recharge amenity center, saw the swimmers, and informed them they could not be there. The three laughed at him and kept swimming. Matthew left and informed Marcy Pollicino, General Manager of eTown, on June 30 of the incident. Matthew did inform Marcy Pollicino; he saw them horse playing in the pool as well which is indicated on the video. The group swam until 9pm and then they laid on the beach chairs to hang out. It looked on the video as if the group had some type of vape that they were smoking. Vaping is prohibited on CDD property. At 9:35pm Coleman and one of the women went back into the pool. At 9:45pm the other woman on the pool deck went back into the pool. At 9:46pm they got out of the pool and proceeded to exit the pool by 9:55pm.

It is important to note there were also people in the gym that could collaborate as witnesses:

Rozzi Darragjati at 904-575-5826 at 10449 Aventura Dr

Toi Nguyen at 904-485-0323 at 10198 Fulcrum Ave

Romir Varshney at 904-955-6810 at 10283 Silverbrook Trl

Marcy Pollicino called Jim Perry to report the incident. Jim Perry informed Marcy Pollicino to revoke amenity privileges for Coleman Bullard, which she did. Jim Perry will send a notice of amenity revocation to the resident.

____ Marcy Pollicino _____
Employee Name

____ June 30, 2022 _____
DATE

PLEASE NOTE: Most written communication, regardless of the medium, to or from District employees, staff and officials are public records available to the public and media upon request.

3.



Submitted To: eTown Recharge	Attention: Marcy Pollicino Phone: 904.527.1081 Fax: Email recharge@eTownJax.com	Recharge Amenity 10571 E-Town Pkwy. Jacksonville, FL 32256 County:
--	--	--

PROPOSAL CONCRETE AND CMU ITEMS LISTED BELOW

Capital Concrete & Masonry Solutions proposes to furnish labor and material for the following listed below

Description	Plan qty	Unit measure	Total line item cost
Labor and material to remove benches and pavers, excavate, fill/pour concrete bases, reset concrete and anchor benches.	8 EA	\$	1,920.00

Terms:

Net 30 days from invoice date. All terms and conditions apply on past due monies. **CAPITAL CONCRETE & MASONRY SOLUTIONS** reserves the right to send out "notice to owner" and file liens on past due monies and use any legal means available to force collection, if such action becomes necessary. Buyer agrees to pay all costs and expenses incurred by in the collection of indebtedness evidenced by this agreement or any and all other indebtedness to **CAPITAL CONCRETE & MASONRY SOLUTIONS**, including court costs and reasonable attorney's fees incurred in connection or indebtedness, whether said cost or fees are incurred prior to filing of a law suit, after the filing of a law suit, on appeal, or otherwise and to pay a finance charge of 1 1/2% monthly or an annual rate of 18% until paid. Please sign and return the quote upon acceptance. *******This quote is valid for 30 days from proposal date.******* **Must have Notice of Commencement and Building Permit prior to starting job.**

Accepted By:

Title

Date

Accepted By:

Date

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS OR SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A " NOTICE TO OWNER" FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY

**FLORIDA HOMEOWNERS CONSTRUCTION RECOVERY FUND
PAYMENT UP TO A LIMITED AMOUNT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT. WHERE THE LOSE RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:
The Shores 2637 S. Atlantic Ave., Daytona Beach, Fl. 32118 (386) 767-7350**

Accepted By:

Printed Name

Title / Date

4.

a.

Shade America, Inc.
3604 Harbor Drive
Saint Augustine, FL 32084
US
(904)217-0516
sholton.shadeamerica@outlook.com
http://www.shadeamerica.com



Estimate 2825

ADDRESS

Marcy Pollicino
Vesta Property Services -
eTown Playground Shade
10571 eTown Parkway
Jacksonville, FL 32256

DATE
07/12/2022

TOTAL
\$13,780.00

ACTIVITY	QTY	RATE	AMOUNT
Materials & Installation Supply and Installation of a 30' x 30' x 9' 4-Post Hip Design Shade Structure, including Powder Coated Poles and Upper Frame	1	13,780.00	13,780.00

This proposal is valid for 30 days. All discounts reflected here will apply.

50% deposit is required with order and balance is due upon installation.

Shade will be installed within 6-8 weeks from deposit receipt and signed purchase order/proposal. All materials will remain the property of Shade America, Inc. until balance is paid.

Shade America, inc. will make every effort to insure that underground cables or pipes are not damaged when digging foundations. It is the customer's responsibility to advise of such obstacles prior to job start and to cover costs associated with removal and/or relocating.

TOTAL

\$13,780.00

THANK YOU.

50% DEPOSIT REQUIRED

Accepted By

Accepted Date

b.



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

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

Attn: Marcy Pollicino

RE: Mulch at Playground
Date: 07/12/2022

PROPOSAL

Landscaping:

Install 155 Cubic Yard of playground mulch at \$55.00 yard.

Total: \$ 8,525.00

Paul Kassab
Owner

Manager Signature

c.



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

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

Attn: Marcy Pollicino

RE: Add Sand to Wet Areas Holding Water
Date: 02/10/2022

PROPOSAL

Landscaping:

Add sand to 2 areas where water is oozing out of the ground. Tamp and cover with mulch. This may be a temporary fix, as rainy season may add additional drainage issues.

TOTAL \$828.80

Talmadge Griffin
General Manager of Maintenance

Manager Signature

TENTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
June 30, 2022



Cypress Bluff
Community Development District
Combined Balance Sheet
June 30, 2022

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>Assets:</u>				
Cash	\$469,467	---	---	\$469,467
Due from Developer	\$27,145	---	---	\$27,145
Investments:				
<i>Series 2019</i>				
Reserve	---	\$364,081	---	\$364,081
Principal	---	\$2	---	\$2
Revenue	---	\$265,663	---	\$265,663
Interest	---	\$3	---	\$3
Prepayment	---	\$7	---	\$7
Acquisition & Construction- Parcel E3A	---	---	\$4	\$4
Acquisition & Construction- Parcel E7A	---	---	\$1	\$1
Acquisition & Construction- Sold Parcels	---	---	\$5,788	\$5,788
Acquisition & Construction	---	---	\$4,004	\$4,004
Due from General Fund	---	\$4,776	---	\$4,776
<i>Series 2020</i>				
Reserve	---	\$247,441	---	\$247,441
Revenue	---	\$315,229	---	\$315,229
Acquisition & Construction- Parcel E7C	---	---	\$331	\$331
Acquisition & Construction- Sold Parcels	---	---	\$195	\$195
Due from General Fund	---	\$66	---	\$66
<i>Series 2020A</i>				
Reserve	---	\$212,646	---	\$212,646
Revenue	---	\$141,188	---	\$141,188
Principal	---	\$2	---	\$2
Interest	---	\$2	---	\$2
Prepayment	---	\$1,069	---	\$1,069
Acquisition & Construction	---	---	\$257	\$257
Cost of Issuance	---	---	\$9,433	\$9,433
Due from General Fund	---	\$2,215	---	\$2,215
<i>Series 2021</i>				
Reserve	---	\$57,625	---	\$57,625
Revenue	---	\$39,519	---	\$39,519
Cost of Issuance	---	---	\$5,363	\$5,363
Due from Other	\$747	---	---	\$747
Investment-SBA	\$251,456	---	---	\$251,456
Prepaid Expenses	\$15,403	---	---	\$15,403
Total Assets	<u>\$764,218</u>	<u>\$1,651,534</u>	<u>\$25,374</u>	<u>\$2,441,126</u>
<u>Liabilities:</u>				
Accounts Payable	\$8,118	---	---	\$8,118
Due to Debt Service SE 2019	\$4,776	---	---	\$4,776
Due to Debt Service SE 2020	\$66	---	---	\$66
Due to Debt Service SE 2020A	\$2,215	---	---	\$2,215
Due to Other	\$7,897	---	---	\$7,897
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$1,651,534	---	\$1,651,534
Unassigned	\$741,146	---	\$25,374	\$766,521
Total Liabilities and Fund Equity	<u>\$764,218</u>	<u>\$1,651,534</u>	<u>\$25,374</u>	<u>\$2,441,126</u>

Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
<u>Revenues:</u>				
Assessments-Tax Collector	\$431,475	\$431,475	\$436,600	\$5,125
Assessments-Direct	\$475,700	\$475,700	\$475,700	\$0
Interest-SBA	\$1,000	\$750	\$728	(\$22)
Other Revenues	\$10,000	\$10,000	\$10,243	\$243
Total Revenues	\$918,175	\$917,925	\$923,272	\$5,347
<u>Expenditures</u>				
<u>Administrative</u>				
Supervisor Fees	\$12,000	\$9,000	\$4,400	\$4,600
FICA Expense	\$918	\$689	\$275	\$413
Engineering	\$5,000	\$3,750	\$2,177	\$1,573
Arbitrage	\$1,800	\$1,350	\$1,200	\$150
Dissemination Agent	\$4,000	\$4,000	\$4,133	(\$133)
Attorney	\$15,000	\$11,250	\$10,121	\$1,129
Annual Audit	\$8,000	\$6,000	\$0	\$6,000
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$19,000	\$14,250	\$7,107	\$7,143
Management Fees	\$46,800	\$35,100	\$35,100	\$0
Information Technology	\$2,500	\$1,875	\$1,875	\$0
Website Maintenance	\$1,250	\$938	\$938	(\$0)
Telephone	\$500	\$375	\$98	\$277
Postage	\$1,500	\$1,125	\$853	\$272
Printing & Binding	\$3,000	\$2,250	\$1,473	\$777
Insurance	\$5,919	\$5,919	\$5,570	\$349
Legal Advertising	\$4,000	\$3,000	\$1,151	\$1,849
Other Current Charges	\$1,000	\$750	\$220	\$530
Office Supplies	\$600	\$450	\$117	\$333
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$137,962	\$107,245	\$81,981	\$25,264
<u>Grounds Maintenance</u>				
Pond Maintenance (Water Quality)	\$6,000	\$4,500	\$810	\$3,690
Landscape Maintenance	\$285,000	\$213,750	\$249,453	(\$35,703)
Landscape Contingency	\$25,000	\$18,750	\$2,342	\$16,408
Pump Maintenance	\$3,550	\$2,663	\$0	\$2,663
Water & Sewer	\$48,000	\$36,000	\$25,344	\$10,656
Irrigation Repairs	\$3,000	\$3,000	\$9,359	(\$6,359)
Landscape Reserves	\$20,000	\$15,000	\$0	\$15,000
Pest Control	\$1,920	\$1,440	\$1,440	\$0
Other Repairs and Maintenance	\$6,000	\$4,500	\$0	\$4,500
Total Grounds Maintenance	\$398,470	\$299,603	\$288,748	\$10,855

Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

Description	ADOPTED BUDGET	PRORATED	ACTUAL THRU 6/30/22	VARIANCE
		BUDGET THRU 6/30/22		
Amenity				
Insurance	\$33,941	\$33,941	\$32,155	\$1,786
Amenity Manager	\$102,262	\$76,697	\$81,698	(\$5,002)
Lifestyle Manager	\$13,740	\$10,305	\$0	\$10,305
Pool Maintenance	\$8,844	\$6,633	\$6,633	\$0
Pool Chemicals	\$12,500	\$9,375	\$9,371	\$4
Facility Attendant	\$64,360	\$48,270	\$48,270	\$0
Janitorial Services	\$9,830	\$7,373	\$7,373	(\$0)
Refuse	\$1,500	\$1,125	\$1,096	\$29
Security and Gate Maintenance	\$4,000	\$3,000	\$1,644	\$1,356
Facility Maintenance	\$18,203	\$13,652	\$13,652	(\$0)
Elevator Maintenance	\$3,000	\$2,250	\$1,401	\$849
Electric	\$6,000	\$6,000	\$14,635	(\$8,635)
Cable and Internet	\$13,000	\$9,750	\$7,812	\$1,938
Licenses and Permits	\$1,000	\$750	\$408	\$342
Repairs & Maintenance	\$6,053	\$6,053	\$16,735	(\$10,682)
Special Events	\$20,000	\$15,000	\$7,744	\$7,257
Holiday Decorations	\$1,500	\$1,125	\$1,197	(\$72)
Fitness Center R&M	\$10,000	\$7,500	\$6,006	\$1,494
Fitness Equipment Rentals	\$24,360	\$18,270	\$18,074	\$196
Reserve for Amenities	\$24,650	\$18,488	\$10,687	\$7,800
Other Current Charges	\$3,000	\$3,000	\$5,000	(\$2,000)
Total Amenity	\$381,743	\$298,556	\$291,590	\$6,966
Total Expenditures	\$918,175	\$705,403	\$662,319	\$43,084
Excess Revenues/Expenses	\$0		\$260,953	
Net Change in Fund Balance	\$0		\$260,953	
Fund Balance - Beginning	\$0		\$480,194	
Fund Balance - Ending	\$0		\$741,146	

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
<u>Revenues:</u>													
Assessments-Tax Collector	\$0	\$372,825	\$30,537	\$21,223	\$843	\$1,692	\$696	\$5,409	\$3,375	\$0	\$0	\$0	\$436,600
Assessments-Direct	\$0	\$332,350	\$0	\$71,675	\$0	\$0	\$71,675	\$0	\$0	\$0	\$0	\$0	\$475,700
Interest-SBA	\$25	\$21	\$28	\$31	\$30	\$62	\$93	\$181	\$258	\$0	\$0	\$0	\$728
Other Revenues	\$891	\$640	\$408	\$695	\$643	\$1,261	\$2,074	\$2,005	\$1,627	\$0	\$0	\$0	\$10,243
Total Revenues	\$916	\$705,836	\$30,972	\$93,624	\$1,516	\$3,015	\$74,539	\$7,594	\$5,259	\$0	\$0	\$0	\$923,272
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisor Fees	\$1,000	\$0	\$0	\$1,000	\$0	\$800	\$0	\$1,600	\$0	\$0	\$0	\$0	\$4,400
FICA Expense	\$61	\$0	\$0	\$61	\$0	\$46	\$0	\$107	\$0	\$0	\$0	\$0	\$275
Engineering	\$194	\$0	\$97	\$194	\$388	\$0	\$0	\$1,304	\$0	\$0	\$0	\$0	\$2,177
Arbitrage	\$600	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Dissemination Agent	\$433	\$333	\$617	\$417	\$417	\$417	\$667	\$417	\$417	\$0	\$0	\$0	\$4,133
Attorney	\$0	\$1,148	\$3,226	\$1,951	\$461	\$1,224	\$558	\$1,554	\$0	\$0	\$0	\$0	\$10,121
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$4,007	\$0	\$0	\$0	\$0	\$3,100	\$0	\$0	\$0	\$7,107
Management Fees	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$0	\$0	\$0	\$35,100
Information Technology	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$1,875
Website Maintenance	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$938
Telephone	\$19	\$0	\$14	\$0	\$0	\$23	\$16	\$7	\$18	\$0	\$0	\$0	\$98
Postage	\$112	\$14	\$4	\$17	\$122	\$175	\$143	\$39	\$228	\$0	\$0	\$0	\$853
Printing & Binding	\$2	\$572	\$4	\$153	\$246	\$121	\$36	\$104	\$235	\$0	\$0	\$0	\$1,473
Insurance	\$5,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,570
Legal Advertising	\$100	\$0	\$100	\$100	\$97	\$103	\$100	\$100	\$452	\$0	\$0	\$0	\$1,151
Other Current Charges	\$34	\$54	\$74	\$0	\$0	\$0	\$0	\$58	\$0	\$0	\$0	\$0	\$220
Office Supplies	\$0	\$18	\$6	\$18	\$19	\$18	\$1	\$18	\$18	\$0	\$0	\$0	\$117
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website design/compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$17,513	\$6,351	\$8,354	\$12,130	\$5,962	\$7,739	\$5,733	\$9,520	\$8,680	\$0	\$0	\$0	\$81,981
<u>Grounds Maintenance</u>													
Pond Maintenance (Water Quality)	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$0	\$0	\$0	\$810
Landscape Maintenance	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$0	\$0	\$0	\$249,453
Landscape Contingency	\$0	\$0	\$0	\$602	\$0	\$0	\$0	\$0	\$1,740	\$0	\$0	\$0	\$2,342
Pump Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water & Sewer	\$2,547	\$2,198	\$2,374	\$3,343	\$3,572	\$3,304	\$2,580	\$2,540	\$2,885	\$0	\$0	\$0	\$25,344
Irrigation Repairs	\$250	\$715	\$1,176	\$98	\$408	\$203	\$5,493	\$730	\$287	\$0	\$0	\$0	\$9,359
Landscape Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$240	\$120	\$120	\$240	\$120	\$120	\$240	\$120	\$120	\$0	\$0	\$0	\$1,440

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
Other Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Grounds Maintenance	\$30,844	\$30,840	\$31,477	\$32,090	\$31,907	\$31,433	\$36,120	\$31,198	\$32,839	\$0	\$0	\$0	\$288,748
<u>Amenity</u>													
Insurance	\$32,155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,155
Amenity Manager	\$8,522	\$8,522	\$8,522	\$13,522	\$8,522	\$8,522	\$8,522	\$8,522	\$8,522	\$0	\$0	\$0	\$81,698
Lifestyle Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$737	\$737	\$737	\$737	\$737	\$737	\$737	\$737	\$737	\$0	\$0	\$0	\$6,633
Pool Chemicals	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$0	\$0	\$0	\$9,371
Facility Attendant	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$0	\$0	\$0	\$48,270
Janitorial Services	\$819	\$819	\$819	\$819	\$819	\$819	\$819	\$819	\$819	\$0	\$0	\$0	\$7,373
Refuse	\$108	\$108	\$110	\$124	\$123	\$125	\$127	\$136	\$134	\$0	\$0	\$0	\$1,096
Security and Gate Maintenance	\$0	\$1,284	\$180	\$0	\$0	\$0	\$0	\$0	\$180	\$0	\$0	\$0	\$1,644
Facility Maintenance	\$1,517	\$1,517	\$1,517	\$1,517	\$1,517	\$1,517	\$1,517	\$1,517	\$1,517	\$0	\$0	\$0	\$13,652
Elevator Maintenance	\$806	\$0	\$0	\$0	\$0	\$245	\$0	\$0	\$350	\$0	\$0	\$0	\$1,401
Electric	\$1,327	\$1,587	\$1,579	\$1,666	\$1,869	\$1,646	\$1,659	\$1,614	\$1,687	\$0	\$0	\$0	\$14,635
Cable and Internet	\$861	\$861	\$861	\$861	\$873	\$872	\$875	\$874	\$874	\$0	\$0	\$0	\$7,812
Licenses and Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75	\$333	\$0	\$0	\$0	\$408
Repairs & Maintenance	\$230	\$803	\$1,641	\$780	\$1,196	\$2,925	\$5,854	\$0	\$3,305	\$0	\$0	\$0	\$16,735
Special Events	\$1,549	\$200	\$850	\$400	\$696	\$1,420	\$650	\$929	\$1,050	\$0	\$0	\$0	\$7,744
Holiday Decorations	\$1,197	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,197
Fitness Center R&M	\$446	\$0	\$666	\$668	\$179	\$1,392	\$1,490	\$433	\$731	\$0	\$0	\$0	\$6,006
Fitness Equipment Rentals	\$1,792	\$1,792	\$1,792	\$1,792	\$2,450	\$2,114	\$2,114	\$2,114	\$2,114	\$0	\$0	\$0	\$18,074
Reserve for Amenities	\$0	\$5,385	\$0	\$0	\$0	\$2,651	\$0	\$0	\$2,651	\$0	\$0	\$0	\$10,687
Other Current Charges	\$750	\$0	\$750	\$750	\$0	\$750	\$0	\$1,250	\$750	\$0	\$0	\$0	\$5,000
Total Amenity	\$59,221	\$30,018	\$26,429	\$30,041	\$25,386	\$32,140	\$30,770	\$25,425	\$32,160	\$0	\$0	\$0	\$291,590
Total Expenditures	\$107,578	\$67,209	\$66,259	\$74,260	\$63,255	\$71,312	\$72,623	\$66,142	\$73,680	\$0	\$0	\$0	\$662,319
Excess Revenues (Expenditures)	(\$106,662)	\$638,627	(\$35,287)	\$19,363	(\$61,738)	(\$68,297)	\$1,916	(\$58,548)	(\$68,420)	\$0	\$0	\$0	\$260,953

Cypress Bluff
Community Development District
2019 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
-------------	-------------------	------------------------------------	------------------------	----------

Revenues

Assessments-Tax Collector	\$615,862	\$615,862	\$617,873	\$2,011
Assessments-Direct	\$115,820	\$115,820	\$114,668	(\$1,152)
Assessments-Prepayments	\$0	\$0	\$15,689	\$15,689
Assessments-True Up	\$0	\$0	\$22,181	\$22,181
Assessments-Interest Prepayments	\$0	\$0	\$552	\$552
Interest Income	\$200	\$200	\$517	\$317
Carry Forward Surplus	\$269,727	\$0	\$0	\$0

Total Revenues	\$1,001,609	\$731,882	\$771,480	\$39,598
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Expenditures

Series 2019

Interest Expense - 11/1	\$261,417	\$261,417	\$260,686	\$731
Principal Expense Prepay 11/1	\$0	\$0	\$15,000	(\$15,000)
Interest Expense Prepay - 2/1	\$0	\$0	\$64	(\$64)
Principal Expense Prepay - 2/1	\$0	\$0	\$5,000	(\$5,000)
Principal Expense - 5/1	\$210,000	\$210,000	\$210,000	\$0
Interest Expense - 5/1	\$261,417	\$261,417	\$260,176	\$1,241
Principal Expense Prepay - 5/1	\$0	\$0	\$35,000	(\$35,000)

Total Expenditures	\$732,834	\$732,834	\$785,926	(\$53,092)
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Excess Revenues (Expenditures)	\$268,775	(\$14,447)
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Fund Balance - Beginning	\$274,991	\$648,978
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Fund Balance - Ending	\$543,766	\$634,532
------------------------------	------------------	------------------

Reserve	\$364,081
Revenue	\$265,663
Prepayment	\$7
Due from General Fund	\$4,776
Assessment Receivable	\$0
	<u>\$634,532</u>

Cypress Bluff
Community Development District
2020 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
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Revenues

Assessments-Tax Collector	\$8,525	\$8,525	\$8,552	\$28
Assessments-Direct	\$486,075	\$486,075	\$486,051	(\$24)
Interest Income	\$100	\$100	\$249	\$149
Total Revenues	\$494,700	\$494,700	\$494,853	\$153

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	\$179,709	\$179,709	\$0
Total Expenditures	\$491,953	\$491,953	\$491,953	\$0

Excess Revenues (Expenditures)	\$2,748	\$2,900
---------------------------------------	----------------	----------------

Fund Balance - Beginning	\$0	\$559,836
---------------------------------	------------	------------------

Fund Balance - Ending	\$2,748	\$562,736
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Reserve	\$247,441
Revenue	\$315,229
Interest	\$0
Due from General Fund	\$66
Assessment Receivable	\$0
	<u>\$562,736</u>

Cypress Bluff
Community Development District
2020A Debt Service Fund (Del Webb)
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

Description	ADOPTED BUDGET	PRORATED	ACTUAL THRU 6/30/22	VARIANCE
		BUDGET THRU 6/30/22		

Revenues

Assessments-Tax Collector	\$285,652	\$285,652	\$286,585	\$933
Assessments-Direct	\$139,117	\$139,117	\$139,228	\$111
Assessments- Prepayments	\$0	\$0	\$11,068	\$11,068
Interest Income	\$100	\$100	\$278	\$178

Total Revenues	\$424,869	\$424,869	\$437,159	\$12,290
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Expenditures

Series 2020A

Interest Expense -11/1	\$134,139	\$134,139	\$134,139	\$0
Interest Expense Prepay - 2/1	\$0	\$0	\$81	(\$81)
Principal Expense Prepay - 2/1	\$0	\$0	\$10,000	(\$10,000)
Principal Expense -5/1	\$155,000	\$155,000	\$155,000	\$0
Interest Expence -5/1	\$134,139	\$134,139	\$133,977	\$163

Total Expenditures	\$423,279	\$423,279	\$433,198	(\$9,919)
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Excess Revenues (Expenditures)	\$1,590	\$3,962
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Fund Balance - Beginning	\$0	\$353,160
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Fund Balance - Ending	\$1,590	\$357,121
------------------------------	----------------	------------------

Reserve	\$212,646
Revenue	\$141,188
Interest	\$2
Principal	\$2
Prepayment	\$1,069
Due from General Fund	\$2,215
Assessment Receivable	\$0
	<u>\$357,121</u>

Cypress Bluff
Community Development District
2021 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/22	ACTUAL THRU 6/30/22	VARIANCE
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Revenues

Assessments-Tax Collector	\$0	\$0	\$0	\$0
Assessments-Direct	\$0	\$0	\$115,250	\$115,250
Interest Income	\$0	\$0	\$0	\$0

Total Revenues	\$0	\$0	\$115,250	\$115,250
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Expenditures

Series 2021

Interest Expense -11/1	\$0	\$0	\$0	\$0
Principal Expense -5/1	\$0	\$0	\$40,000	(\$40,000)
Interest Expense -5/1	\$0	\$0	\$35,731	(\$35,731)

Total Expenditures	\$0	\$0	\$75,731	(\$75,731)
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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	\$97,144
---------------------------------------	------------	-----------------

Fund Balance - Beginning	\$0	\$0
---------------------------------	------------	------------

Fund Balance - Ending	\$0	\$97,144
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Reserve	\$57,625
Revenue	\$39,519
Prinsipal	\$0
Interest	\$0
Assessment Receivable	\$0
	<u>\$97,144</u>

Cypress Bluff
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	Series 2019	Series 2020	Series 2020A	Series 2021
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Revenues:

Interest	\$8	\$0	\$482	\$0
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Total Revenues	\$8	\$0	\$482	\$0
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Expenditures

Capital Outlay	\$20,000	\$0	\$2,917,899	\$1,795,078
Cost of Issuance	\$0	\$0	\$0	\$166,138
Underwriters Discount	\$0	\$0	\$0	\$50,000

Total Expenditures	\$20,000	\$0	\$2,917,899	\$2,011,216
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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
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Excess Revenues (Expenditures)	(\$19,992)	\$0	(\$2,917,417)	\$5,363
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Fund Balance - Beginning	\$29,789	\$525	\$2,927,106	\$0
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Fund Balance - Ending	\$9,797	\$525	\$9,689	\$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:	\$364,081.25

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)
Special Call-2/1/2022	(\$5,000)
Mandatory Principal- 5/1/2022	(\$210,000)
Special Call-5/1/2022	(\$35,000)

Current Bonds Outstanding	\$10,515,000
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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:	\$247,440.78

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
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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:	\$212,645.83
Bonds outstanding - 9/11/2020	\$7,675,000
Mandatory Principal- 5/1/2021	(\$150,000)
Special Call-2/1/2022	(\$10,000)
Mandatory Principal- 5/1/2022	(\$155,000)
Current Bonds Outstanding	\$7,360,000

Series 2021 Special Assessment Bonds

Interest Rate:	3.719951%
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
Mandatory Principal- 5/1/2022	(\$40,000)
Current Bonds Outstanding	\$2,005,000

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	749.00	57,200.00	262,422.05
TOLL SOUTHEAST LP COMPANY INC.	322	64,306.95	163,517.77		20,888.70	161,000.00	409,713.42
DRP CND ICI LLC / WEEKLEY	378	-	201,491.10		93,612.30	189,000.00	484,103.40
NET ASSESSMENTS BULK LANDS (1)	1,013	114,667.81	486,051.35	139,228.11	115,250.00	475,700.00	1,330,897.27
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	115,250.00	910,879.25	2,676,115.21

(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	-	50,360.87	55,797.53		-	68,500.00	174,658.40
PULTE HOME CORPORATION	-	-	65,244.93	139,228.12	749.00	57,200.00	262,422.05
TOLL SOUTHEAST LP COMPANY INC.	-	64,306.96	163,517.76		20,888.70	161,000.00	409,713.42
DRP CND ICI LLC / WEEKLEY	-	-	201,491.10	-	93,612.30	189,000.00	484,103.40
BULK LANDS	-	114,667.83	486,051.32	139,228.12	115,250.00	475,700.00	1,330,897.27
TAX ROLL	(4,392.96)	617,872.88	8,552.45	286,585.21	-	436,600.36	1,349,610.90
TOTAL DISTRICT	(4,392.96)	732,540.71	494,603.77	425,813.33	115,250.00	912,300.36	2,680,508.17

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
9	2/9/2022	1,193.35	16.52	553.51	-	843.24	2,606.62
10	3/7/2022	1,660.69	22.99	770.27	-	1,173.48	3,627.43
11	3/23/2022	733.85	10.16	340.38	-	518.55	1,602.93
12	4/7/2022	331.42	4.59	153.72	-	234.19	723.92
13	4/21/2022	653.93	9.05	303.31	-	462.08	1,428.36
14	5/5/2022	2,637.21	36.50	1,223.21	-	1,863.50	5,760.43
15	5/23/2022	5,016.95	69.44	2,326.99	-	3,545.07	10,958.45
16	6/3/2022	1,300.66	18.00	603.28	-	919.07	2,841.01
17	6/16/2022	3,475.40	48.11	1,611.98	-	2,455.78	7,591.26
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		617,872.88	8,552.45	286,585.21	-	436,600.36	1,349,610.89

% COLLECTED DIRECT INVOICE	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%
% COLLECTED TAX ROLL	100.3%	100.3%	100.3%	0.0%	100.3%	100.3%

B.

Cypress Bluff

Community Development District

Check Run Summary June 30, 2022

Fund	Date	Check No.	Amount
Payroll			\$ -
		Subtotal	<u>\$ -</u>
General Fund			
	6/9/22	613-619	\$ 37,744.31
	6/16/22	620-623	\$ 3,640.27
	6/16/22	624	\$ 850.00
	6/23/22	625-633	\$ 170,961.90
	6/30/22	634-642	\$ 4,578.19
	6/30/22	643	\$ 250.00
		Subtotal	<u>\$ 218,024.67</u>
Total			<u>\$ 218,024.67</u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/09/22	00110	6/03/22 18622	202206 320-57200-46000	SOLAR PANEL CLEANING	*	1,200.00	
				A1A SOLAR CONTRACTING, INC.			1,200.00 000613
6/09/22	00081	6/05/22 123786	202206 320-57200-47200	JUN LAKE MANAGEMENT-POND1	*	90.00	
				CLEAR WATERS, INC			90.00 000614
6/09/22	00005	6/01/22 62	202206 310-51300-34000	JUN MANAGEMENT FEES	*	3,900.00	
		6/01/22 62	202206 310-51300-52100	JUN WEBSITE ADMIN	*	104.17	
		6/01/22 62	202206 310-51300-35200	JUN INFORMATION TECH	*	208.33	
		6/01/22 62	202206 310-51300-31300	JUN DISSEM AGENT SERVICES	*	416.67	
		6/01/22 62	202206 310-51300-51000	OFFICE SUPPLIES	*	18.34	
		6/01/22 62	202206 310-51300-42000	POSTAGE	*	227.62	
		6/01/22 62	202206 310-51300-42500	COPIES	*	235.20	
		6/01/22 62	202206 310-51300-41000	TELEPHONE	*	18.31	
		6/01/22 62	202206 320-57200-47300	PEOPLEVINE	*	750.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,878.64 000615
6/09/22	00095	5/31/22 3054515	202204 310-51300-31500	APR GENERAL COUNSEL	*	558.00	
				KUTAK ROCK LLP			558.00 000616
6/09/22	00058	6/03/22 121079	202206 300-15500-10000	7/30/22 EVENT	*	250.00	
				RYTHMTRAIL ENTERTAINMENT, INC			250.00 000617
6/09/22	00012	6/01/22 6725	202206 320-57200-46100	JUN LNDSCP MAINT-PH1	*	6,027.00	
		6/01/22 6726	202206 320-57200-46100	JUN LNDSCP MAINT-PH2	*	14,210.00	
		6/01/22 6731	202206 320-57200-46100	JUN LNDSCP MAINT-ITRCHG E	*	4,160.00	
		6/01/22 6755	202206 320-57200-46100	JUN LNDSCP MAINT-RCHG CTR	*	3,320.00	
		6/08/22 6775	202206 320-57200-46110	RPR PLAYGROUND SOD DAMAGE	*	791.35	

CYBL CYPRESS BLUFF OKUZMUK

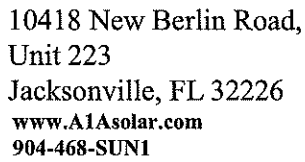
AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/17/22	PAGE	2
*** CHECK DATES 06/01/2022 - 06/30/2022 ***														
CYPRESS BLUFF-GENERAL FUND														
BANK A CYPRESS BLUFF CDD														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/08/22 6776	202206 320-57200-46110		*	948.94	
			RMV DEAD PLANT MATERIAL				
				SUN STATE NURSERY			29,457.29 000618
6/09/22 00093		6/01/22 85136	202206 320-57200-46000		*	310.38	
			RPLC WATER FTN FILTER				
				WORKMAN'S KWIK-FIX INC.			310.38 000619
6/16/22 00091		2/22/22 9177559	202206 300-15500-10000		*	169.00	
			FNL PMT- 7/4/22 EVENT				
				BOUNCE IT OUT PARTY RENTALS, INC.			169.00 000620
6/16/22 00038		6/15/22 1084	202206 300-15500-10000		*	400.00	
			7/4/22 EVENT				
		6/15/22 1084A	202206 300-15500-10000		*	300.00	
			7/15/22 EVENT				
				LIVE ENTERTAINMENT SOLUTIONS			700.00 000621
6/16/22 00109		6/10/22 INV75715	202206 320-57200-49600		*	2,651.27	
			FINAL PMT-BLINDS				
				SUNBURST SHUTTERS FLORIDA, INC			2,651.27 000622
6/16/22 00055		6/14/22 18109998	202206 320-57200-47000		*	120.00	
			JUN PEST CONTROL				
				TURNER PEST CONTROL LLC			120.00 000623
6/16/22 00059		3/17/22 90422	202206 320-57200-49400		*	850.00	
			DEPOSIT- 9/4/22 EVENT				
				PRINCE PELE'S POLYNESIAN REVUE			850.00 000624
6/23/22 00006		6/06/22 203211	202205 310-51300-31100		*	1,304.00	
			MAY PROFESSIONAL SERVICES				
				ENGLAND, THIMS & MILLER, INC.			1,304.00 000625
6/23/22 00005		6/16/22 06162022	202206 300-20700-10100		*	48.23	
			FY21 ASSMT COLLECTN FEES				
				GOVERNMENTAL MANAGEMENT SERVICES			48.23 000626
6/23/22 00065		4/18/22 17966A	202204 330-57200-46500		*	195.96	
			APR FITNESS EQUIP RPR				
		6/13/22 18163A	202206 330-57200-46500		*	180.00	
			JUN FITNESS EQUIP RPR				
				SOUTHEAST FITNESS REPAIR			375.96 000627
6/23/22 00111		6/20/22 062222	202206 320-57200-49400		*	200.00	
			BUBBLE & MUSIC PARTY				
				SPECTRUM MUSIC ENTERTAINMENT DBA			200.00 000628

CYBL CYPRESS BLUFF OKUZMUK

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 7/17/22		PAGE 3		
*** CHECK DATES 06/01/2022 - 06/30/2022 ***		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 #	
6/23/22	00013	6/17/22	06172022	202206	300-20700-10000		*	39,701.01			
		FY22 DEBT ASSMT SE2019				THE BANK OF NEW YORK MELLON			39,701.01	000629	
6/23/22	00013	6/17/22	6172022	202206	300-20700-10010		*	71,292.78			
		FY22 DEBT ASSMT SE2020				THE BANK OF NEW YORK MELLON			71,292.78	000630	
6/23/22	00013	6/17/22	6172022A	202206	300-20700-10020		*	39,924.90			
		FY22 DEBT ASSMT SE2020A				THE BANK OF NEW YORK MELLON			39,924.90	000631	
6/23/22	00037	6/01/22	399116	202206	320-57200-45000		*	8,522.00			
		JUN AMENITY MGR									
		6/01/22	399116	202206	320-57200-45100		*	5,363.33			
		JUN FAC ATTENDANT									
		6/01/22	399116	202206	320-57200-46800		*	737.00			
		JUN POOL MAINTENANCE									
		6/01/22	399116	202206	320-57200-46200		*	819.17			
		JUN JANITORIAL									
		6/01/22	399116	202206	320-57200-46600		*	1,516.92			
		JUN MAINTENANCE									
		6/01/22	399116	202206	320-57200-46800		*	1,041.25			
		JUN POOL CHEMICALS				VESTA PROPERTY SERVICES, INC.			17,999.67	000632	
6/23/22	00066	6/20/22	11408	202206	330-57200-46500		*	115.35			
		WIPES.COM				WIPES LLC			115.35	000633	
6/30/22	00042	6/24/22	40769	202206	320-57200-46700		*	180.00			
		3RD QTR FIRE ALARM MONIT				DYNAMIC SECURITY PROFESSIONALS, INC.			180.00	000634	
6/30/22	00077	6/23/22	06232022	202206	300-15500-10000		*	125.00			
		LIVE ENTERTAINMENT 7/6/22									
		6/23/22	06232022	202206	300-15500-10000		V	125.00-			
		LIVE ENTERTAINMENT 7/6/22				ERIC ALABISO			.00	000635	
6/30/22	00038	6/27/22	1244	202206	300-15500-10000		*	300.00			
		DJ ROSS BTSP 8/12/22				LIVE ENTERTAINMENT SOLUTIONS			300.00	000636	
6/30/22	00038	6/27/22	1244A	202206	300-15500-10000		*	300.00			
		DJ ROSS POOLSIDE 8/19/22				LIVE ENTERTAINMENT SOLUTIONS			300.00	000637	
CYBL CYPRESS BLUFF OKUZMUK											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/30/22	00102	6/07/22 TAJ21904	202206 320-57200-46610	ELEVATOR MAINTENANCE	*	350.00	
				OTIS ELEVATOR COMPANY			350.00 000638
6/30/22	00059	3/17/22 90422A	202206 300-15500-10000	FINAL PMT-EVENT 9/4/22	*	850.00	
				PRINCE PELE'S POLYNESIAN REVUE			850.00 000639
6/30/22	00094	6/16/22 37728A	202206 320-57200-46000	INSTL TWO-WAY TRAFFC SIGN	*	1,375.00	
				ROGERS PAVEMENT MAINTENANCE, INC			1,375.00 000640
6/30/22	00104	6/28/22 600077	202206 320-57200-46000	PREVENT MAINT 6/10/22	*	350.00	
				VAK PAK, INC			350.00 000641
6/30/22	00062	4/14/22 22908663	202204 330-57200-46500	JANITORIAL SUPPLIES	*	155.95	
		4/14/22 22908663	202204 330-57200-46500	GLOVES-CM0742564	*	23.73-	
		5/09/22 22964824	202205 330-57200-46500	JANITORIAL SUPPLIES	*	153.62	
		5/09/22 22965603	202205 320-57200-46500	AA BATTERIES COPPERTOP	*	20.69	
		5/24/22 23002678	202205 330-57200-46500	JANITORIAL SUPPLIES	*	143.31	
		6/10/22 23043523	202206 330-57200-46500	JANITORIAL SUPPLIES	*	237.29	
		6/27/22 23077676	202206 330-57200-46500	JANITORIAL SUPPLIES	*	186.06	
				W.B. MASON CO., INC.			873.19 000642
6/30/22	00077	6/27/22 06272022	202206 300-15500-10000	EVENT 7/06/22	*	250.00	
				ERIC ALABISO			250.00 000643
TOTAL FOR BANK A						218,024.67	
TOTAL FOR REGISTER						218,024.67	



Date	Invoice #
6/3/22	18622

Terms	P.O. No.	Sales Rep
Due on receipt		PW

Description	Qty	Amount
Service Call: Solar Panel Cleaning of 54 panels for pollen and build-up removal. 1 Microinverter replacement needed to bring system to 100% operational. Exempt from Sales Tax <div style="text-align: center;"> Solar Panel Cleaning 110A Rjm </div>	1	1,200.00
		0.00
Why pay for energy when sunshine is free?		Total Payments \$0.00
		Balance Due \$1,200.00

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

Invoice

DATE	INVOICE #
6/5/2022	123786

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

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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1 - Sun Lake Mgt 81A 1.320.572.472	90.00	90.00

Thank you for your business.

Clearwaterslakemgmt.com

Total

\$90.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 62**Invoice Date:** 6/1/22**Due Date:** 6/1/22**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 - June 2022	1,310.513.340	3,900.00	3,900.00
Website Administration - June 2022	521	104.17	104.17
Information Technology - June 2022	352	208.33	208.33
Dissemination Agent Services - June 2022	313	416.67	416.67
Office Supplies	510	18.34	18.34
Postage	420	227.62	227.62
Copies	425	235.20	235.20
Telephone	1,310.513.410	18.31	18.31
Peoplevine	1,320.572.473	750.00	750.00
Total			\$5,878.64
Payments/Credits			\$0.00
Balance Due			\$5,878.64

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2022

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. 3054515

Client Matter No. 4123-1

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

95A
1,310.573.315

Invoice No. 3054515

4123-1

Re: General Counsel

For Professional Legal Services Rendered

04/26/22	K. Buchanan	1.20	402.00	Prepare for and attend board meeting
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TOTAL HOURS	1.20
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TOTAL FOR SERVICES RENDERED	\$402.00
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DISBURSEMENTS

Filing and Court Fees	156.00
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TOTAL DISBURSEMENTS	<u>156.00</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$558.00</u>
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Entertainment

RythmTrail

Live Steel Drum Music for Weddings, Parties and all Events

729 Primrose Willow Way Apopka Florida 32712

Phone 866 495 4522 Fax 1866 388 7518

Website: www.rythmtrail.com

Email: rythmtrail@rythmtrail.com

INVOICE

BILL TO eTown, ReCHARGE Amenity Center
10571 eTown Parkway
Jacksonville, FL 32256

Invoice #121079

DATE	DESCRIPTION				AMOUNT
June 03 2022	Balance of payment for Solo Steel Drum Band for Community Event July 30 2022 (1:00 pm 3:00 pm) <div style="text-align: right; margin-top: 20px;"> 58A 1. 300.155.100 </div>				\$250.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
					\$250.00

Visit www.rythmtrail.com/payment to make the payment by credit card. To pay by check, make payment to **RythmTrail** mailing address **729 Primrose Willow Way Apopka, FL 32712.**



Maintenance Invoice

Invoice#: 6725

Date: 06/01/2022

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
June Landscape Maintenance	1.00	6,027.00	6,027.00	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	6,027.00
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If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 6726

Date: 06/01/2022

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

For: E-Town Phase 2

12A

For requests and inquiries please contact service@sunstatenursery.com

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

1.320.572.441

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#: 6731

Date: 06/01/2022

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

12A
1,320.572.461

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

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

Amount Due

4,160.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 6755

Date: 06/01/2022

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
June Landscape Maintenance	1.00	3,320.00	3,320.00	N

12A
1.320.572.461

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

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

Amount Due

3,320.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 6775

Date: 06/08/2022

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
Repaired Sod Damage in Playground	1.00	791.35	791.35	N

12A
1,320.572.46110

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

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

Amount Due

791.35

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 6776

Date: 06/08/2022

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
Removal of Dead Plant Material	1.00	948.94	948.94	N

12A
1.3 20.572.46110

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

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

Amount Due

948.94

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

THANK YOU FOR YOUR BUSINESS!!

WORKMAN'S
KWIK FLX, INC.
 CFC #14868 PLUMBING
 DIVISION
 4835 Emerson St. • Jacksonville, Florida 32207
 (904) 398-4118

Invoice

Date	Invoice #
6/1/2022	85136

Bill To
E Town Amenties 10571 E Town Pkwy Jacksonville, FL 32256

Job Address
10571 E Town Pkwy Jacksonville, FL 32256

Authorization #	Terms	Plumber	Vendor Id#	Contract #	Sales Representative
	Net 30	OF			

Quantity / Hours	Description	Rate / Price	Amount
1.5	Called out for replacing the filter on water fountain, replaced the filter and now it is working fine Truck Supplies Material Labor 93A 1.320.572.460	7.95 92.43 140.00	7.95 92.43 210.00
We appreciate your Business!		Total	\$310.38

All accounts due and payable 10 days from invoice date. After 30 days a finance charge of 1.5% per month - 18% anum will be added.
 Customer and all parties agree to pay all court costs and attorneys fees if suit and/or collection becomes necessary. All work is satisfactory with customer or renter. Signed invoice on file.





Phone #	Fax #	E-mail	Web Site
904-398-4118	904-398-2017	kwikfixplumbing@yahoo.com	www.kwik-fixplumbing.com

Event Location

Cypress Bluff CDD
Marcy Pollicino
 10571 eTown Parkway
 JACKSONVILLE, FL 32256
Phone: (904) 527-1081

Start Date: 7/4/2022 11:00am
End Date: 7/4/2022 2:00pm
Delivery method: Church/School

91A
 1,300.155,10000

	Name	Qty	Total
	Giant Connect 4	1	\$95.00
	Giant Jenga	1	\$65.00
	Cornhole	2	\$90.00
	Ladder Golf	1	\$65.00

Rentals subtotal		\$315.00
Staffing		\$0.00
Delivery		\$23.00
Fees		\$0.00
Discount		\$0.00
Sales Tax	Exempt 0%	\$0.00
Total		\$338.00
Deposit Due		\$0.00
Amount Paid		\$169.00
Balance Due		\$169.00

pay this amount

Please click here to view our W-9 for your records. (<https://www.bounceitoutparty.com/w-9.pdf>)

Delivery/Removal: Make sure to verify delivery method for your event. If your delivery method indicates "Residential", the drop off may occur as early as 7am on the rental "Start Date" and may be picked up as late as 11pm on rental "End Date." If your delivery method indicates "Park Delivery", we will try to schedule your delivery and pick-up as close to the party start-time and end-time on your event date. Due to the volume of deliveries and pick-ups on any given day we cannot guarantee that we can deliver or pick-up close to your party start-time or end-time, you will be required to adhere to our delivery and pick-up schedules. While at any public place you will be required to stay with the delivered items until our staff can make it back to your event-site for pick-up of our equipment. Failure to adhere to these rules will result in the client being responsible for 100% of all damages or replacement cost of any stolen items. If your delivery method indicates "Corporate" or "Church/School", we will try to deliver and pick-up as close

to the start-time and end-time as possible. Customer is responsible for, and required to stay with equipment until it is picked up by our staff or other arrangements have been made. Bounce It Out Events must have access to all rented equipment at any time to retrieve our property during these hours. Failure to do so is in violation of this agreement. Client is not allowed to lock equipment inside any building or gate without prior approval of Bounce It Out Events.

Bounce It Out Events will:

1. Provide the necessary staff to facilitate your event, per the terms of this Agreement and power cords to reach a minimum of 50ft.
2. Deliver, set-up, teardown, and operate all activities per the terms of this Agreement.
3. Provide any and all insurance coverage necessary as it relates to our services and equipment.

Customer will:

1. Provide a minimum 0 110volt/20amp GFCI electric circuits within 50ft of setup area.
2. Provide any required entrance and parking passes, validate parking or pay for parking. Parking fees not paid by client will be separately billed after the event. Parking is to also include any tolls incurred to reach the clients destination.
3. Provide a minimum of 3 adult volunteer(s) to operate the activities.
4. Sign this Agreement and pay the required deposit on or before 1 week (7 days) after Agreement is issued.
5. Execute any additional waivers provided by Bounce It Out Events.
6. Call MISS DIGG (811) 5-14 days prior to the event if stakes are being used in a front yard or public space.

Information & Terms: Customer acknowledges the payment of a \$0.00 non-refundable deposit and the submission of Customer's duly signed and authorized proposal and agrees to and accepts the terms set forth in this entire Agreement. For events in Jacksonville, FL metro and Brunswick, GA metro areas the balance is due 72 hours before the date of the event prior to set-up (no equipment will leave Bounce It Out Events delivery vehicles until balance is paid in full). If arrangements aren't made by Bounce It Out Events for payment later than 72 hours in advance, the order will be cancelled and any payments made to Bounce It Out Events will be forfeited. For events outside those metro areas or events including catering balance will be paid in full one week prior to event start time. Alternate billing arrangements may be made on approval from Bounce It Out Events management and will be on a case by case basis. Late payments after an alternate payment arrangement has been agreed upon will result in a \$25 a day late fee per day delinquent. Bounce It Out Events reserves the right to set appropriate rules of conduct and age/weight/time limits in order to best facilitate your event and maintain a safe environment. Face paint, wet clothing/persons (except in water units), water balloons, silly string or food/drinks/candy/gum are not allowed in any inflatable attraction or amusement ride. Once the attractions are in place and/or setup, they cannot be moved. If the above terms states "Grass-Allow Stakes," stakes must be able to be driven at least 24" into the ground. Customer is responsible of ensuring the area in which attractions are to be placed is free of any underground utilities such as gas, water, electric, sprinkler or fiber optic lines. Customer is required to call MISS DIG 5-14 days before event by dialing 811 or by using the E-Locate tool at www.missdig.org (free service) and have MISS DIG come out and identify the work area. Customer shall hold harmless and indemnify Bounce It Out Events and Bounce It Out Events cannot and will not be responsible for any underground damage and/or ancillary damage including, but not limited to utilities, sprinkler lines or septic tanks. In addition to the terms below and the operation guidelines on each rented item, the Customer agrees to supervise the operation of any rented item and further agrees that if the item is damaged that he/she will reimburse Bounce It Out Events for the full price to fix the damage or full replacement value of the rented item. Before signing this contract, Customer agrees that he/she has read the entire contract, has agreed to all terms and conditions herein and has had all questions he/she may have answered to the Customer's full satisfaction and understanding. Customer agrees that the equipment leased is for Customer's own use and said equipment is not to be loaned, sub-let, mortgaged or in any other manner disposed of by the Customer. Customer further agrees to be liable for any loss of said equipment by reason of fire, theft or any other cause.

Safety/Operating Instructions: In addition to the information set forth in this Agreement, the Customer acknowledges that there are safety and operating instructions on the equipment delivered and agrees to read those instructions and operate the equipment, and/or only allow the equipment to be operated or used, in accordance with those instructions. Customer further acknowledges and understands that Bounce It Out Events has not agreed to, nor have they provided any operators with this rented equipment (unless equipment is listed as with staff or customer pays for Bounce It Out Events staff separately) and that Customer, is solely responsible for the correct and safe operation of this equipment. Customer understands that guests'/riders'/participants' safety depends upon Customer providing AT ALL TIMES correct operation of and the use of the equipment. Customer further agrees to keep all equipment away

from swimming pool(s) and Customer understands and agrees that they will not operate any electrical equipment near a water-based attraction. By entering into this Agreement, Customer acknowledges that there is a risk of injury or damage arising out of the use of this equipment. Customer voluntarily agrees to keep and maintain all safety rules for the correct, safe operation and installation and use of all equipment, and to assume any and all risk of injury or damage and to indemnify and hold Bounce It Out Events harmless therefrom. In particular, Customer will not permit the equipment to be operated by anyone who is not fully qualified and who has not received instruction from Bounce It Out Events on the safe operation and use of the equipment, nor shall Customer allow any person to use or operate the equipment when it is in need of repair or when it is in an unsafe condition or situation. Always have adults present to supervise. No food or drinks in units or on tarps. Never allow children to enter until the inflatable is fully inflated. No dogs or pets of any kind allowed on units. Unit will deflate if power fails, if power fails, exit the inflatable immediately. Never climb on exterior or interior walls of inflatables. Follow all load information on the external rules printed on the inflatable. Do not overload the inflatable. All people must remove shoes. No chewing gum, confetti or silly string, a \$500 cleaning fee will result if gum, confetti or silly string is found in or on the inflatable. No diapers or pull ups on wet slides, a swim diaper must be used at all times. No flipping on slides or inflatables. If winds exceed 20mph remove all people from the inflatable and deflate immediately. Do not wet a dry rental, if the inflatable is rented dry it must stay dry. A cleaning fee of \$100 will result in all dry items that are used wet by the customer. Do not use any detergent or other lubricant on any wet slide. Overnight rentals - Customer agrees to remove the blower and store in a locked building during the overnight hours. Customer is liable for all equipment left at event site overnight. No person should be in the rental during overnight hours. Before entering the equipment, have the users remove their shoes, eye glasses, belt buckles and any other sharp objects. Never play, jump or enter a partially inflated/deflated piece of equipment. Never allow users to climb or play on the outside or inside walls of the unit, columns, netting or roof of equipment. Always follow the amount of riders and rules posted on the unit itself. Do not plug or unplug the cord repeatedly as this will cause damage to the blower resulting in the Customer being responsible for any damage. Always have an adult present, who has reviewed and understands both this contract and the rules listed on the equipment itself, who can supervise the riders. Never allow the users to be unsupervised in or around the equipment. Never allow more than the maximum number of users listed on the equipment at one time. Only allow riders of the same age group to use the equipment at the same time.

Cancellation and Weather Policy: This contract, after signing, is a legal and binding contract. Cancellation of event, by Customer for reasons other than weather conditions or after set-up by Bounce It Out Events has begun, shall forfeit and not be entitled to any refund of the deposit paid or any other amounts previously paid or owed by Customer to Bounce It Out Events and Customer shall pay the remaining balance to Bounce It Out Events. To postpone or reschedule an event, Customer must give a minimum of 30 days prior notice to Bounce It Out Events and Customer must pay a 25% rescheduling fee. Upon Bounce It Out Events approval, Customer may reschedule an event less than 30 days prior to their event date but more than 14 days prior to their event date for a 50% rescheduling fee. Events rescheduled inside of 14 days of event date will be required to pay any remaining balance to Bounce It Out Events, then repay a 50% deposit on any future booking with Bounce It Out Events. Rescheduled events are based upon availability of activities at the time of notification of the postponement.

Bounce It Out Events is not responsible for COVID-19 infections/lockdowns/school cancellations/or other COVID-19 cancellation reasons, bad weather, disruption of electrical service and/or any unfavorable conditions that may arise and no charges or fees will be reimbursed as a result. Bounce It Out Events reserves the right to cancel its participation in any event, in which it is determined by Bounce It Out Events that weather or other adverse conditions could or would adversely affect Bounce It Out Events ability to perform services or provide equipment as agreed. In any such case, deposits and any other payments made prior to event date are non-refundable. If crews are on site and the call is made to cancel by Bounce It Out Events, the full amount of this Agreement is expected to be paid on that day and no refund or rain check shall be given or guaranteed. If an indoor facility is available on site, the customer will be required to use those facilities or forfeit balance of event. Bounce It Out Events will allow a raincheck good for 90 days from the original event date when approved by management.

Payments and Deposits: All events are subject to a 50% deposit at the time of booking. Any and all payments made prior to an event are considered a deposit and are non-refundable. If your event falls under the rain policy rules as stated above, we will reschedule your event as explained in the previous paragraph. All other cancellations will result in forfeit of all payments and no rescheduling will be allowed without payment of rescheduling fee if applicable in paragraph above. For events outside of a 50 mile radius of our warehouses or events that include catering, final payment is required one week prior to your event start time unless approved by management at the time of booking.

Returned Check Policy: In the event that a check is returned to Bounce It Out Events for insufficient funds Customer agrees to pay the total rental price as well as an additional \$35 fee to Bounce It Out Events immediately upon notice. Payment of any amount by Customer to Bounce It Out Events is deemed received when payment has cleared Bounce It Out Events account.

Equipment, Rent, Payment and Term of Rental Agreement: Customer rents from Bounce It Out Events certain equipment described on the invoice page of this Agreement. The rental fee set forth is payable, in full, by the day of the event and the rental term shall be that listed as the Start Date and End Date on the invoice page of this Agreement, but all of Customer's obligations arising under the terms and conditions of this Rental Agreement shall run from actual delivery of the Rental Equipment to the actual pickup of the Rental Equipment by Bounce It Out Events.

Possession/Title: Customer's right to possession of the Rental Equipment begins upon the items being delivered to Customer's premises and terminates on the actual pick up by Bounce It Out Events. Retention of possession, or any failure to permit the pickup of the item(s) at or after the end of the "End Date" and time specified constitutes a material breach of this Agreement. In the event that the Equipment is not returned for any reason, including theft, the Customer is obligated to pay Bounce It Out Events the full replacement value for such equipment listed on the invoice page of this Agreement, plus any and all incidental costs associated with the attempted pickup or recovery of the equipment by Bounce It Out Events. Title to the rental items is and shall remain in Bounce It Out Events. Customer agrees to keep the Rental Equipment in his/her/their/its custody and control from the time Bounce It Out Events delivery of the items, until Bounce It Out Events picks up such items. Customer shall not cause nor permit these items, or any of them, to be sublet, rented, sold or removed from the Delivery Address, or otherwise transfer such items. If rental items are not required and/or levied upon for any reason whatsoever, Bounce It Out Events may retake possession of said items without further notice or legal process and use whatever force is reasonably necessary to do so. Customer hereby agrees to indemnify, defend and hold Bounce It Out Events harmless from any and all claims and costs arising from such retaking and/or levy. If rental items are levied upon, or otherwise moved from Delivery Address, Customer shall notify Bounce It Out Events immediately.

Care of the Rental Equipment: Customer is responsible for ensuring the cleanliness of the rental equipment beyond sanitizing and general dirtiness from general use. General dirtiness refers to small traces of dirt and grass. Candy, confetti, wrappers, glitter, food, gum, ink or any other substance that is prohibited in the rules shall not be allowed in the rental item and shall be cleaned up by Customer if such are allowed in and made a mess of. If Bounce It Out Events has to spend significant (as determined solely by Bounce It Out Events) time cleaning the rental unit, a \$50 per hour charge will be invoiced to the Customer. Customer shall also be responsible for any and all damage to any of the Rental Equipment not caused by ordinary wear and tear. "Ordinary wear and tear" shall mean only the normal deterioration of the rental equipment caused by ordinary, reasonable and proper use of the rental equipment. Customer shall be liable to Bounce It Out Events for any and all damage which is not "ordinary wear and tear" in an amount equal to the replacement value of the rental equipment on the invoice page of this Agreement. Damage which is not "ordinary wear and tear" includes, but is not limited to, cutting or tearing of vinyl or netting, damage due to overturning, overloading, exceeding rated capacities, breakage, improper use, abuse, lack of cleaning, contamination of or dirtying of rental equipment with non-approved items such as chemicals, food, paint, silly string, mud, clay, or other materials.

Specific Rules and Instructions for the Inflatable Equipment: The following rules and warnings must be obeyed in the use of all inflatable equipment: A) All safety and operating instructions contained on the inflatable must be complied with and followed at all times; B) For the safety of all riders, ADULT SUPERVISION IS REQUIRED AT ALL TIMES; C) No silly string is permitted to come in contact with the inside or outside of the inflatable unit, this causes irreparable damage to the inflatable, and Customer acknowledges that if the inflatable is damaged by "Silly String", then a \$500.00 fee shall be automatically imposed by Bounce It Out Events and shall be immediately due and payable by Customer D) WARNING - extra caution and supervision are required for children ages three (3) and under, E) WARNING - It is unsafe to stay in inflatable if winds exceed 15-20 (based on specific attraction) miles per hour (MPH). Have all persons exit inflatable, then unplug the blower unit and let inflatable deflate, F) WARNING - Individuals with head, neck, back or other muscular-skeletal injuries or disabilities, pregnant women, small infants, and others who may be susceptible to injury from falls, bumps or bouncing are not permitted in the unit at any time, G) Do not move the inflatable from the location where set-up; H) If the inflatable unit moves, pull corner(s) back to their original location(s) and re-secure; For other questions regarding the safe installation of equipment, please call our office at 912-506-3183. I) Do not let the inflatable unit rub up against any surface.

Assumption of Risk: Customer recognizes and understands that the use of Bounce It Out Events' equipment may involve inherently dangerous activities. Therefore, Customer agrees to assume any and all risks associated with the use of the equipment by Customer and/or Customer's guests and invitees. Customer agrees to indemnify and hold harmless Bounce It Out Events from any injury, damage, claim or cause of action therefrom.

Photography and Filmography: Bounce It Out Events reserves the right to film and/or take photographs at your event without further permission from client or by attending guests. Photographs or videos taken at event may be used for promotional purposes including, but not limited to; Website content, social media, printed material, commercials, advertisements. If your delivery method states "Residential" or "Park Delivery," then pictures will only be taken of equipment and general setup. If your delivery method states "Corporate" or "Church/School," pictures could be taken of equipment, general setup and of guests interactions.

Hold Harmless Provision: Customer recognizes and understands that use of Bounce It Out Events equipment may involve inherently dangerous activities. Consequently, Customer agrees to indemnify and hold Bounce It Out Events harmless from any and all claims, actions, suits, proceeding costs, expenses, damages and liabilities, including reasonable attorney's fees arising by reason of injury, damage, or death to persons or property, in connection with or resulting from the use of said equipment including, but not limited to the delivery, possession, use, operation, or return of the equipment. Customer hereby releases and holds harmless Bounce It Out Events from injuries or damages incurred as a result of the use of said equipment unless Bounce It Out Events is operating the equipment and is deemed by a court of law to be negligent in its actions. Bounce It Out Events cannot under any circumstances be held liable for injuries as a result of acts of God, nature, or other conditions beyond its control or knowledge. Customer also agrees to indemnify and hold harmless Bounce It Out Events from any loss, damage, theft, or destruction of the equipment during the term of this contact and any extension thereof. The Customer or using party shall be in charge of operation and is FULLY RESPONSIBLE for the rental. Bounce It Out Events is NOT RESPONSIBLE for any injuries occurring to Customer or any persons using the leased equipment. Customer further agrees to hold Customer free and harmless against any claims and further, Customer shall be indemnified for any and all cost occurred due to claim from anyone, including court costs and attorney fees, Bounce It Out Events will provide its own liability insurance. Customer is responsible for the replacement value of new leased equipment in the event of theft, vandalism, fire or any act that may destroy the leased property.

Disclaimer of warranties: Bounce It Out Events makes no warranty of any kind, either express or implied, as to the condition of or performance of any leased equipment and Customer agrees to immediately cease use of the equipment and contact Bounce It Out Events if any of the lease equipment develops any indication of defect or improper working conditions. Customer agrees to use the equipment at Customer's own risk. Bounce It Out Events shall not be liable for any special, incidental, indirect, punitive, or consequential damages, including, but not limited to, loss of use, or loss of profit, nor for cost of litigation and attorney fees related thereto. The customer shall be deemed to have waived all claims of any nature against Bounce It Out Events arising from or relating to the rental except those for which Customer has given written notice to Bounce It Out Events within ninety (90) days of Customer's receipt of rental. The Customer understands that any damage to any product that is caused by misuse or mistreatment will result in the Customer being financially responsible for repair or replacement.

Force Majeure: If either party is prevented or delayed in the performance of any of its obligations under this Agreement due to Force Majeure, which shall be defined as, any act of God, fire, casualty, flood, war, strike, lockout, labor trouble, disease, medical issue, or any other circumstances beyond the reasonable control of the party, that party cannot under any circumstances be held liable for injuries as a result of the Force Majeure.

Merger Clause: This signed Agreement in conjunction with the signed Instruction Manual and Reservation Form contains the entire agreement between the Bounce It Out Events and the Customer. No amendment, whether from previous or subsequent negotiations between the Customer and the Bounce It Out Events, shall be valid or enforceable unless in writing and signed by all parties to this contract. The invalidity or enforceability of any particular provision of this Agreement shall not affect the other provisions hereof.

Additional Provisions: Any claim, dispute or other matter in question or related to this Agreement shall be subject to mediation in Glynn County, Georgia as a condition precedent to the institution of legal or equitable proceedings by either party. The parties shall share the mediator's fee and any filing fees equally.

The interpretation and construction of this Agreement and any and all claims whether in contract or tort shall be governed by the laws of Georgia. This Agreement represents the entire and integrated agreement between Bounce It Out Events and Customer and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by

both the Bounce It Out Events and Customer. If any provision herein is or becomes invalid or illegal in whole or in part, such provision shall be deemed amended, as nearly as possible, to be consistent with the intent expressed herein.

Customer hereby authorizes Bounce It Out Events to recharge the on file credit card of Customer for the balance of services provided and any cancellation or cleaning fees under this Agreement at the conclusion of the services provided by Bounce It Out Events.

Details for *rentalname*:

rentalcontract

I HAVE READ AND UNDERSTAND THE INSTRUCTIONS ON THE SAFE OPERATION OF THIS EQUIPMENT AND WILL ENFORCE ALL RULES. I FULLY UNDERSTAND THIS CONTRACT AND AGREE TO ANY AND ALL TERMS HEREIN.



74.93.171.90 on 2/23/2022

Signature

2/23/2022

Date

Marcy Pollicino

Printed Name



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: 1084

Description	Date	Time	Price
1 - • DJ Ross for Poolside	7/4/2022	11am - 2pm	\$ 400.00
2 - • DJ Ross for Poolside	7/15/2022	6:00pm - 8:00pm	\$ 300.00

Final Balance Due by July 15th, 2022

700.00

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

1.300.15500.10000
38A



Sunburst Shutters Florida
11341 Distribution Ave. E. Ste. 1
Jacksonville, FL 32256
Phone (904) 731-5522

Invoice INV75715572
Date 6/10/2022
Page 1 of 1
Customer # 07CYPRE001
Customer PO #

Bill To:

CYPRESS BLUFF CDD
10571 E-TOWN PARKWAY
JACKSONVILLE, FL 32256

Install Location

CYPRESS BLUFF CDD
10571 E-TOWN PARKWAY
JACKSONVILLE, FL 32256

Qty	Description	Unit Price	Ext Price
1	BLINDS 1.320.572.496 109A	\$5,302.55	\$5,302.55
		Subtotal	\$5,302.55
		Miscellaneous	\$0.00
		Sales Tax	\$0.00
		Discount	\$0.00
		Total	\$5,302.55
		Deposit	\$2,651.28
		Balance Due	\$2,651.27

From: Marcy Pollicino mpollicino@vestapropertyservices.com
Subject: Sunburst Invoice
Date: June 8, 2022 at 11:48 AM
To: Margaret Bronson mbronson@gmsnf.com
Cc: okuzmuk@gmsnf.com, Alison Mossing amossing@gmstnn.com



Hi Margaret,

The balance for the Sunburst shades is due as the job has been completed. This invoice is approved for payment.

Thank you,

Marcy Pollicino
General Manager



10571 eTown Parkway
Jacksonville, FL 32256
P: 904.527.1081

www.VestaPropertyServices.com

CONFIDENTIALITY NOTICE: This email, and any attachment(s) to it, is intended only for the use of the individual/entity addressed herein and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Be advised that any dissemination, distribution, or copying of this information (including any attachments) is strictly prohibited (without prior consent). If you have received this e-mail in error, please immediately return it to the sender and delete it from your system.



Sunburst Shutters Florida
11341 Distribution Ave. E. Ste. 1
Jacksonville, FL 32256
Phone (904) 731-5522

Invoice INV76715572
Date 6/10/2022
Page 1 of 1
Customer # 07CYPRE001
Customer PO #

Bill To:

CYPRESS BLUFF CDD
10571 E-TOWN PARKWAY
JACKSONVILLE, FL 32256

Install Location

CYPRESS BLUFF CDD
10571 E-TOWN PARKWAY
JACKSONVILLE, FL 32256

Qty	Description	Unit Price	Ext Price
1	BLINDS	\$5,302.55	\$5,302.55



**Turner
Pest
Control**

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

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

Service Slip/Invoice

INVOICE: 18109998
DATE: 6/14/2022
ORDER: 18109998

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

Work Date	Time	Target Pest	Technician	Time In
6/14/2022	10:46 AM	ANTS, ROACH, WASP		10:46 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	6/14/2022		11:21 AM

Service	Description	Price
---------	-------------	-------

CPCM

June
Commercial Pest Control - Monthly Service

\$120.00

1-320 572.470

SUBTOTAL \$120.00
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$120.00

AMOUNT DUE \$120.00

AP

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



Prince Pele's Polynesian Revue
Hula-Show.com

(904) 699-3472

\$ INVOICE \$

March 17, 2022

59A

1.320.57200.49400
Deposit = \$850.00

INVOICE NO: 90422

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: **\$1,700.00 (includes TENT)**

DEPOSIT \$ 850.00 (Due by May 02, 2022_)

BALANCE : **\$ 850.00** **DUE ON DATE OF EVENT**

DATE OF SERVICE (to be) PERFORM (ed): **Sunday, September 04, 2022**



VISION • EXPERIENCE • RESULTS

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

June 06, 2022

Project No: 13102.26700

Invoice No: 0203211

Project 13102.26700 Cypress Bluff CDD-State Mandated Storm Water Need Analysis (20
years) WA#5

Professional Services rendered through May 28, 2022

Task 01 Storm Water Need Analysis (20 years)

Professional Personnel

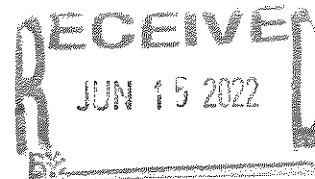
	Hours	Rate	Amount
Vice President			
Clem, Juanitta	2.00	257.00	514.00
Senior Engineer/Senior Project Manager			
Weeber, Bradley	2.00	205.00	410.00
Project Manager			
Graf, Alexa	2.00	190.00	380.00
Totals	6.00		1,304.00
Total Labor			1,304.00

	Current	Prior	To-Date
Total Billings	1,304.00	0.00	1,304.00
Contract Limit			10,000.00
Remaining			8,696.00
Total this Task			\$1,304.00

Task XP Expenses

Total this Task 0.00

Invoice Total this Period \$1,304.00



England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-6990 • fax 904-646-9485
CA-00002684 LC-0000316

11310.873.311
LA

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
June 16, 2022	\$48.23	Oksana Kuzmuk

Payable to:

Governmental Management Services, LLC #5A

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

FY21 Assmt Collection Fees
(Attach supporting documentation for request.)

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 17966A

Facility Name:	CYPRESS BLUFF
Facility Address:	10571 ETOWN PARKWAY JACKSONVILLE, Florida 32256
Billing Address:	10571 ETOWN PARKWAY JACKSONVILLE, Florida 32256
Contact & Phone:	
Reason for call:	SHIP PARTS DIRECTLY TO CUSTOMER ONCE RECEIVED PER CUSTOMER REQUEST. MARCY 904-422-5294 OR 904-527-1081

Date: 18-Apr-2022

Payment is due within 30 days of
invoice date.

Description	Part #	Part Cost	QTY	Total
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	40.00	1.00	40.00
SS - STARTRAC SPIN BIKE - SEAT: SS - STARTRAC SPIN BIKE - SEAT	P037270022	38.99	4.00	155.96
Comments:			<i>Parts Total</i>	195.96
			<i>Tax</i>	0.00
			<i>Balance</i>	195.96

Technician: _____

Thank you for your business.

1.330.572.465

65A

Fitness Equip RPR

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 18163A

Date: 13-Jun-2022

Payment is due within 30 days of invoice date.

Facility Name:	CYPRESS BLUFF
Facility Address:	10571 ETOWN PARKWAY JACKSONVILLE, Florida 32256
Billing Address:	10571 ETOWN PARKWAY JACKSONVILLE, Florida 32256
Contact & Phone:	
Reason for call:	WSCF SEFR 1953A SN: A594I2820D009, SN:A594I2820D010 WSCF SEFR 1953B SN: A594I2820D012, A594I2820D024 REPLACE DRIVE BELT

Description	Part #	Part Cost	QTY	Total
LABOR PER HOUR 1 TECH: LABOR PER HOUR 1 TECH		60.00	0.50	30.00
FLAT RATE FEE		150.00	1.00	150.00
Comments:			<i>Parts Total</i>	180.00
			<i>Tax</i>	0.00
			<i>Balance</i>	180.00

Technician: FRANK HARDY

Thank you for your business.

6/FA
1.330.572.465
Fitness ^{eqpt} Rpr



INV # 062222
DATE: JUNE 22, 2022

3532 Bay Island Circle
Jacksonville Beach, Florida 32250
Phone 904-246-2257 Fax 904-246-0200
Tax ID# 27-4481124

TO: Cypress Bluff CDD
475 W. Town Place
Suite 114
St. Augustine, FL 32092

111A

1-320.572.494

HOURS	DATE	DESCRIPTION			
1.0	06/22/22	Bubble & Music Party		\$200.00	
				TOTAL	\$200.00

THANK YOU FOR YOUR BUSINESS!

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
June 17, 2022	\$39,701.01	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #134

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
June 17, 2022	\$71,292.78	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
June 17, 2022	\$39,924.90	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13A

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

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



Invoice

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

Invoice # 399116
Date 6/1/2022

Terms
Due Date 6/15/2022
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

37A June

Description	Quantity	Rate	Amount
Amenity Manager 1.320.572.450	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
Maintenance 1.320.572.44400	1	1,516.92	1,516.92
Pool Chemicals 1.320.572.44800	1	1,041.25	1,041.25

Total \$17,999.67

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 11408
DATE 06/20/2022
TERMS Due on receipt
DUE DATE 06/20/2022

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	1	98.96	98.96T
Shipping	Freight Cost	1	16.39	16.39
Sales Tax	Sales Tax calculated by AvaTax on Mon 20 Jun 15:18:41 UTC 2022	1	0.00	0.00

SUBTOTAL	115.35
TAX	0.00
TOTAL	115.35
BALANCE DUE	\$115.35

641A
1.330.572.46500

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
6/24/2022	40769

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

Location
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

P.O. No.	Terms
	Due on receipt

Item	Quantity	Description	Rate	Amount
Quarterly Monitor...	3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 3rd Quarter 1.320.572.467 42A	60.00	180.00
Thank you for your business.			Sales Tax (7.5%)	\$0.00
			Total	\$180.00
			Payments/Credits	\$0.00



38A
1.300.155.100
event 8/12/22

INVOICE

Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: 1244

11925 Alden Trace Blvd N
Jacksonville FL 32246

6127

Description	Date	Time	Price
• DJ Ross for Back to School Party	8/12/2022	6pm - 8pm	\$ 300.00
• DJ Ross for Poolside	8/19/2022	5:30 - 7:30 pm	\$ 300.00

**Final Balance Due by August 19th,
2022**

\$ 600.00

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



38A
1.300.155.100
event 8/19/22

INVOICE

Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: 1244 A

6/27

11925 Alden Trace Blvd N
Jacksonville FL 32246

Description	Date	Time	Price
• DJ Ross for Back to School Party	8/12/2022	6pm - 8pm	\$ 300.00
• DJ Ross for Poolside	8/19/2022	5:30 - 7:30 pm	\$ 300.00

**Final Balance Due by August 19th,
2022**

\$ 600.00

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

OTIS

11780 U.S. Hwy 1
West Tower, Suite 600
Palm Beach Gardens, FL 33408

CUSTOMER NO.	DATE	INVOICE NO.
66614678	06/07/22	TAJ21904001
		AMOUNT DUE
		350.00

INVOICE

PAYMENT DUE UPON RECEIPT

MAIL PAYMENT TO: |||||
OTIS ELEVATOR COMPANY
P.O. BOX 730400

DALLAS
753730400

TX

CYPRESS BLUFF COO
475 WEST TOWN PLACE

SAINT AUGUSTINE
32092

FL

ENCLOSE THIS COUPON WITH YOUR PAYMENT.
MAKE CHECK PAYABLE TO: OTIS ELEVATOR COMPANY

TO PAY YOUR INVOICES ONLINE, OR TO SET UP
RECURRING PAYMENTS, PLEASE VISIT OUR
PAYMENT PORTAL AT:
[HTTPS://OTIS.PAYINVOICEDIRECT.COM/](https://otis.payinvoicedirect.com/)

INVOICE

DETACH RETURN DOCUMENT ALONG PERFORATION

OTIS ELEVATOR COMPANY
** INVOICE CHARGES **

BUILDING REFERENCE
ETOWN SWIM & FITNESS
10571 CYPRESS ETOWN

CUSTOMER NO.
66614678

DATE
06/07/22

INVOICE NO.
TAJ21904001

JACKSONVILLE
32256

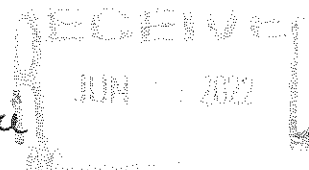
FL

DATE OF SERVICE:

06/07/22

1, HYDRAULIC ELEVATOR, 2022, REQUIRED TEST
WITNESSING AND QEI INSPECTION ;
MACHINE: U1G303
SERVICE DATE: 6/1/2022

1.320.972.46610
Elevator Maintenance
102A



SUBTOTAL	350.00
TAX	.00
FREIGHT	.00
TOTAL AMOUNT DUE	350.00

ANY QUESTIONS CONCERNING THIS INVOICE, CONTACT OTIS

AT: (904-296-6847)

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

OVERDUE PAYMENTS SHALL BEAR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.



Prince Pele's Polynesian Revue
Hula-Show.com

(904) 699-3472

\$ INVOICE \$

March 17, 2022

INVOICE NO: 90422 A

PAYEE:

PRINCE PELE'S POLYNESIAN REVUE

Blesila Fuata

1132 Hyacinth St.

St. Augustine, FL 32092

6/27

FEDERAL EMPLOYER ID NUMBER: 59-6587125

TYPE OF SERVICE: Entertainment for eTown Community
Cypress Bluff CD

FEE FOR SERVICES RENDERED: \$1,700.00 (includes TENT)

DEPOSIT \$ 850.00 (Due by May 02, 2022) *paid*

59A
1.320.57200.49400
Final Payment

BALANCE : \$850.00 DUE ON DATE OF EVENT**

DATE OF SERVICE (to be) PERFORM (ed): Sunday, September 04, 2022

Rogers Pavement Maintenance Inc.

PO Box 65909
Orange Park, FL 32065

Invoice

Date	Invoice #
6/16/2022	37728a

Bill To	
eTown Jax 10571 eTown Parkway Jacksonville, FL 32256	
ATTN:	

Job		
eTown		
Job Completed	Terms	P.O. #
6/16/2022	Net 30	

Description	Qty	U/M	Amount
Straighten (6) Leaning or Unstable signs that need to be fixed.	1	EA	500.00
Supply and install 30" (W6-3) Two-Way Traffic Sign on 4" x 4" Decorative Post with black matte backing	1	EA	875.00
94A 1.320.57200.46000 Install two way traffic sign			

	Balance Due \$1,375.00
--	-------------------------------

Vak Pak, Inc.

1824 Phoenix Avenue
Jacksonville, FL 32206

Invoice

Date	Invoice #
6/28/2022	600077

Bill To
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTR 475 WEST TOWN PLACE, SUITE 114 SAINT AUGUSTINE, FL 32092

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
PM061022	Due on receipt	JW	6/28/2022				
Quantity	Item Code	Description			U/M	Price Each	Amount
1	Labor	JW - PREVENTATIVE MAINTENANCE DATE OF SERVICE: 06/10/22 1,320.572.460 104A				350.00	350.00
All work is complete!					Total \$350.00		



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

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

(Page 1)

PM(P)

Invoice Number	229086633
Customer Number	C2943565
Invoice Date	04/14/2022
Due Date	05/14/2022
Order Date	04/13/2022
Order Number	S123906692
Order Method	WEB

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

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

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

Important Messages

Thank you for your business! We encourage you to visit www.wbmason.com/Payment
for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

62A
1.330.572.465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
WB1DK200	LINER, 24 1/2 X 27 3/8, 9 MIL, DRAWSTRING, 13 GL, 200/BX	1	BX	37.99	37.99
HERX8046QK	LINER, REPRO, 40X46, 45GL, 2ML, BK, 100/CT	2	CT	58.98	117.96

SUBTOTAL: 155.95
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 155.95
Total Due: 155.95

\$132.22
due from
Cmo742564

To ensure proper credit, please detach and return below portion with your payment



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

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C2943565
Invoice Number	229086633
Invoice Date	04/14/2022
Terms	Net 30
Total Due	155.95

\$132.22
due after
Cmo742564

PLEASE REFERENCE INVOICE NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

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

C29435652290866332290866330000000155958



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

Address Service Requested
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(Page 1)

PM(P)

Credit Number	CM0742564
Customer Number	C2943565
Credit Date	03/22/2022
Order Date	03/08/2022
Order Number	S122847525
Order Method	WEB

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

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

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

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1,330.572.465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
IBSGLLG2K	GLOVES POLY, LG, 2M, NT <i>Wrong item ordered.</i>	-1	CT	23.73	-23.73

SUBTOTAL: -23.73
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: -23.73
Credit Amount: -23.73



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

Remittance Section	
Customer Number	C2943565
Credit Number	CM0742564
Credit Date	03/22/2022
Terms	Net 30
Credit Amount	-23.73

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

CREDIT MEMO

C2943565CM0742564CM0742564-000000023737



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

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(Page 1)

PM(P)

Invoice Number	229648249
Customer Number	C2943565
Invoice Date	05/09/2022
Due Date	06/08/2022
Order Date	05/06/2022
Order Number	S124023578
Order Method	WEB

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

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

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

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1,330,572.465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BWK6145	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	37.94	37.94
BWK341AEA	CLEANER,GLASS,AEROSOL	2	EA	2.98	5.96
PGC08443BX	CLEANER,SWIFFR PD REFL,WH,24/BX	2	BX	13.79	27.58
PGC77810	WETJET REFILL 1.25 L	1	CT	34.19	34.19
WB11DK200	LINER,DRAWSTRNG,KTCHN13GL	1	BX	37.99	37.99
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	2	EA	4.98	9.96

SUBTOTAL: 153.62
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 153.62
Total Due: 153.62

To ensure proper credit, please detach and return below portion with your payment



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

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C2943565
Invoice Number	229648249
Invoice Date	05/09/2022
Terms	Net 30
Total Due	153.62

PLEASE REFERENCE INVOICE NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

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

C29435652296482492296482490000000153628



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

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

(Page 1)

PM(P)

Invoice Number	229656039
Customer Number	C2943565
Invoice Date	05/09/2022
Due Date	06/08/2022
Order Date	05/06/2022
Order Number	S12455520
Order Method	WEB

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

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

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

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
DURMN1500B24	BATTERY,COPPERTP,AA,24/BX (MN1500BKD01)	1	BX	20.69	20.69

SUBTOTAL: 20.69
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 20.69
Total Due: 20.69

To ensure proper credit, please detach and return below portion with your payment



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

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C2943565
Invoice Number	229656039
Invoice Date	05/09/2022
Terms	Net 30
Total Due	20.69

PLEASE REFERENCE INVOICE NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

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

C29435652296560392296560390000000020693



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

Address Service Requested
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(Page 1)

PM(P)

Invoice Number	230026780
Customer Number	C2943565
Invoice Date	05/24/2022
Due Date	06/23/2022
Order Date	05/23/2022
Order Number	S124972274
Order Method	WEB

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

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

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

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1.330.572.405

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
KCC54015	X60 CLOTHS, 16.8" X 12 1/2", 252/CARTON	1	CT	28.98	28.98
RCP6337BLU	BRUSH, DECK SCRUB, BI-LVL	1	EA	21.38	21.38
PGC02699	SOAP, LQD, SAFEGRD, ANTIMIC, 1GAL, 2/CT	1	CT	43.99	43.99
RCP1867505	SIGN, EXEC 2-SIDED, BK	2	EA	24.48	48.96

SUBTOTAL: 143.31
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 143.31
Total Due: 143.31

To ensure proper credit, please detach and return below portion with your payment



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

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C2943565
Invoice Number	230026780
Invoice Date	05/24/2022
Terms	Net 30
Total Due	143.31

PLEASE REFERENCE INVOICE NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

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

C29435652300267802300267800000000143314



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

Address Service Requested
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(Page 1)

PM(P)

Invoice Number	230435235
Customer Number	C2943565
Invoice Date	06/10/2022
Due Date	07/10/2022
Order Date	06/09/2022
Order Number	S125449492
Order Method	WEB

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

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

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

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1.330.572.465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
CPCO53122	MULTI-USE CLEANER, LAVENDER SCENT, 169 OZ BOTTLE, 3 PER CT	1	EA	17.59	17.59
PGC08443BX	CLEANER, SWIFFER PD REFL, WH, 24/BX	1	BX	15.17	15.17
PGC77810	WETJET REFILL 1.25 L	1	CT	34.19	34.19
ATSP591010	GLASS CLEANER - AMMONIA FREE - QTY. 1	2	EA	5.99	11.98
CLO35417	CLOROX CLEAN-UP CLOROX PRO DISINFECTANT SPRAY 9/32FO	1	CT	45.42	45.42
KCC54015	X60 CLOTHS, 16.8" X 12 1/2", 252/CARTON	1	CT	28.98	28.98
HERX8046QK	LINER, REPRO, 40X46, 45GL, 2ML, BK, 100/CT	1	CT	58.98	58.98
BWKMICRODUSTER	DUSTER, MICRO, 23", WHT	1	EA	9.99	9.99

- Please See Next Page for Continuation -

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Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C2943565
Invoice Number	230435235
Invoice Date	06/10/2022
Terms	Net 30
Total Due	237.29

PLEASE REFERENCE INVOICE NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

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

C29435652304352352304352350000000237299



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

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

Customer Number	C2943565
Invoice Number	230435235
Invoice Date	06/10/2022

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
BWK638	POLE, TELE. F/MICRODUST, BE	1	EA	14.99	14.99

SUBTOTAL:	237.29
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	237.29
Total Due:	237.29



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

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

(Page 1)

PM

Invoice Number	230776765
Customer Number	C2943565
Invoice Date	06/27/2022
Due Date	07/27/2022
Order Date	06/23/2022
Order Number	S125813713
Order Method	WEB

CYPRESS BLUFF CFF
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

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

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

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
KCC54015	X60 CLOTHS, 16.8" X 12 1/2", 252/CARTON	1	CT	28.98	28.98
HERX8046QK	LINER, REPRO, 40X46, 45GL, 2ML, BK, 100/CT	1	CT	58.98	58.98
WB11DK200	LINER, DRAWSTRNG, KTCHN13GL	1	BX	55.16	55.16
KCC20032	TISSUE, BATH, SCOTT, EXTRA SOFT, 20/PK	1	PK	22.98	22.98
WMN49	CLEANER, STAINLESS STEEL	2	EA	9.98	19.96

62A

1.330.572.465

SUBTOTAL: 186.06
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 186.06
Total Due: 186.06

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

CYPRESS BLUFF CFF
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Remittance Section	
Customer Number	C2943565
Invoice Number	230776765
Invoice Date	06/27/2022
Terms	Net 30
Total Due	186.06

PLEASE REFERENCE INVOICE NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

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

C29435652307767652307767650000000186065

ERIC ALABISO

2054 Riverside Ave Apt 2109

Jacksonville, Florida

904-501-0499

77A

1.300.155.100

INVOICE: EA-004 Date: 7-6-2022 Amount: \$250.00

For: Live Entertainment 2hrs/6-8 on July 6th, 2022

Bill To: Cypress Bluff CDD

10571 eTown Parkway

Jacksonville, FL 32256

904-527-1081

Terms: Cancellation Fee is \$125.00

Payment on receipt, NET 7

Payable to: Eric Alabiso