

*Cypress Bluff
Community Development District*

September 27, 2022

AGENDA

**Cypress Bluff
Community Development District**

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

September 20, 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, September 27, 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 July 26, 2022 Meeting
- IV. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager
 - 1. Monthly Operations Report
 - 2. Incident Reports
 - 3. Consideration of Request from Skyhawks Sports Academy
- V. Financial Reports
 - A. Balance Sheet and Income Statement
 - B. Check Register
- VI. Other Business

VII. Supervisor's Requests and Audience Comments

VIII. Next Scheduled Meeting – October 25, 2022 at 1:30 p.m. at the eTown Welcome Center

IX. 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, July 26, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Richard Ray	Chairman
John Holmes	Vice Chairman
Will Cellar	Supervisor
John Hewins	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel
Bradley Weeber	District Engineer
Marcy Pollicino	Vesta Property Services
Dan Fagen	Vesta Property Services
Dana Harden	Vesta Property Services
Joe Muhl	PARC Group
Kyle McGee	Kutak Rock

The following is a summary of the discussions and actions taken at the July 26, 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 May 24, 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 May 24, 2022 Board of Supervisors and Audit Committee meetings were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2022-07,
Designating Officers**

Mr. Perry listed the current slate of officers, which is Supervisor Ray as Chairman, Supervisor Holmes as Vice Chair, Supervisors Hewins, Cellar and Price as Assistant Secretaries, and Mr. Perry as the Secretary and Treasurer. He proposed adding Mr. Jim Oliver, Ms. Marilee Giles and Mr. Daniel Laughlin from GMS as Assistant Secretaries and Assistant Treasurers.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor Resolution 2022-07, designating officers as listed above was approved.

FIFTH ORDER OF BUSINESS**Consideration of Acceptance of the Fiscal
Year 2021 Audit Report**

Mr. Perry provided a brief overview of the audit report and noted there is one management comment that the deadline to adjust the budget for appropriations was missed. He noted controls have been put in place to avoid the same from happening in the future.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor the Fiscal Year 2021 audit report was accepted.

SIXTH ORDER OF BUSINESS**Ratification of Engagement Letter with
Grau & Associates for Fiscal Year 2022-
2026 Audit Services**

Mr. Perry noted Grau & Associates was the firm ranked number one by the audit committee during the RFP process.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor the engagement letter with Grau & Associates for audit services was ratified.

SEVENTH ORDER OF BUSINESS**Public Hearing for the Purpose of Adopting
the Fiscal Year 2023 Budget**

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

Mr. Perry noted there were no changes made to the budget since approval in May and reminded the Board there are no changes to the assessment levels.

A. Consideration of Resolution 2022-08, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor Resolution 2022-08, relating to annual appropriations and adopting the budget for Fiscal Year 2023 was approved.

B. Consideration of Resolution 2022-09, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023

Mr. Perry noted the assessment roll will be finalized based upon the budget just adopted and sent to Duval County.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor Resolution 2022-09, imposing special assessments and certifying an assessment roll for Fiscal Year 2023 was approved.

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

EIGHTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Amenity Rates

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

A. Updated Rules and Policies

Mr. Perry pointed the Board's attention to the updated policies and procedures included in the agenda package. Ms. Pollicino informed the Board the purpose of the public hearing is to allow for rental of the yoga and activity lawns. The rental rates will be the same as the rooftop

patio and pool deck, which are a \$50 refundable deposit and \$100 rental fee. Rentals will be offered in 3.5-hour time blocks.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the policies and procedures as updated were approved.

B. Consideration of Resolution 2022-10, Adopting Amenity Rates

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor Resolution 2022-10, adopting amenity rates was approved.

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

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

1. Acceptance of the Stormwater Needs Analysis Report and Stormwater Management Plan

Mr. Weeber informed the board the fee for preparation of the stormwater needs analysis report came in well under the budgeted amount. He stated that one of the questions in the report is whether or not the District has a stormwater management plan in place and while the District does have a plan, it is not in written form, so he asked the Board to adopt the stormwater management plan included in the agenda package.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor the stormwater needs analysis and stormwater management plan were approved.

2. Acceptance of Annual Engineer's Report

Mr. Weeber informed the Board his firm inspected the stormwater systems and checked the control structures and amenity facilities and found no deficiencies.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the annual engineer's report was accepted.

3. Acceptance of the Public Facilities Report

Ms. Buchanan informed the Board the public facilities report is required by Florida Statutes to be completed every seven years and the purpose is to describe the facilities that the district owns, operates and maintains.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor the public facilities report was accepted.

C. District Manager

1. Report on the Number of Registered Voters

Mr. Perry informed the Board there are 1,097 registered voters residing within the District's boundaries.

2. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023

Mr. Perry presented a proposed meeting schedule with the meetings of each month to be held on the fourth Tuesday with a few exceptions.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor the meeting schedule for Fiscal Year 2023 was approved as presented.

D. General Manager

1. Manager's Report and Preventative Maintenance Report

2. Incident Reports

Ms. Pollicino gave the Board an overview of her report and the incidents that took place between meetings.

3. Consideration of Concrete Hardscape Repair Proposal

Ms. Pollicino reported an incident in which a picnic table turned over due to too much weight on one side. A proposal was presented to pour cement to secure the table. There was no action taken on the proposal.

4. Budget Considerations

- a. **Playground Sunshade**
- b. **Playground Yearly Mulch Refresh**
- c. **Dog Park Water Drainage**

Per a request from the Board at the last meeting, Ms. Pollicino provided future budget considerations, including a playground sunshade for the toddler area at an estimate of \$15,000, yearly mulch refresh at an estimate of \$8,525 per year, and water drainage for the dog park at an estimate of \$47,900. Mr. Ray stated that he thinks the mulch refresh at the playground should be a routine maintenance item beginning next fiscal year. Ms. Pollicino presented a temporary fix for the water pooling at the dog park, which is to add sand and cover it with mulch at a cost of \$828.80. There were no objections by the Board on Ms. Pollicino proceeding with the temporary fix.

Mr. Fagen introduced Ms. Harden who will be taking over his role in the District.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Income Statement

B. Check Register

Mr. Perry noted the check register totals \$218,024.67.

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

The board discussed the suggestion Ms. Pollicino made to add a shade structure to the toddler area of the playground. Mr. Holmes recommended looking into the cost of a wing shade structure.

On MOTION by Mr. Hewins seconded by Mr. Cellar with all in favor delegating authority to the Chairman to work with staff to finalize the shade structure at an amount not to exceed \$16,000 was approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

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

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

D.

1.



COMMUNITY MANAGER REPORT 9/27/22
SUBMITTED BY MARCY POLLICINO

RECHARGE UPDATE:

INCIDENT 7/19/22

See incident report attached.

Summary: The same man, identified from Incident Report 6/22/22 was caught urinating in the large dog park. This man could not be identified in our database. Police were contacted, however by arrival time the man was gone.

INCIDENT 7/22/22

See incident report attached.

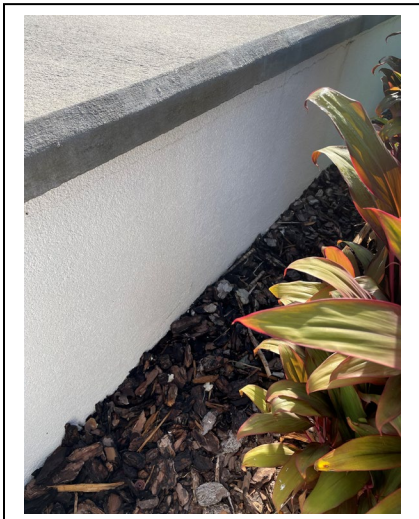
Summary: An adult resident accused a male minor resident of taking photos of a female minor resident in the fitness center. The male minor was insistent he did not take photos. Both minors knew each other from school and were able to work it out.

PICNIC TABLES

Capital Concrete secured the picnic 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: \$1,920

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 has been completed.



COMPLETED WORK

July Amenity Use:

Gym door was opened 2,034 times.
Rear gym door was opened 66 times.
Main entry gate was opened 2,209 times.
Main pool gate was opened 1,009 times.
Side pool gate was opened 292 times.

August Amenity Use:

Gym door was opened 2,052 times.
Rear gym door was opened 31 times.
Main entry gate was opened 2,036 times.
Main pool gate was opened 724 times.
Side pool gate was opened 194 times.

EVENTS UPDATE:

ISLAND ESCAPE

A beautiful sunny afternoon with a steel drum performance poolside with two food trucks; Not Your Daddy's Ribs and Reccipi's Italian Ice. 70 +/- attended.



WIND DOWN WEDNESDAY

The last adult only swim for the summer season. Despite a few storm clouds, the party was able to get underway and enable adults to enjoy the pool along with live music from Kyra Livingston. Vucca food truck on site for dinner (and open to all residents). 30+/- attended. Attendance low to due the storms/pool closure.



CHOCOLATE CHIP COOKIE DAY

Residents were able to grab a freshly made chocolate chip cookie at Recharge to honor National Chocolate Chip Cookie Day! 75+/- came out for a cookie.

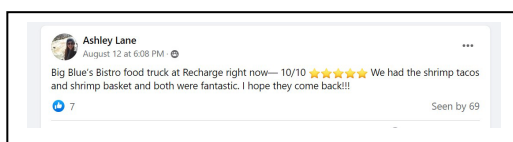
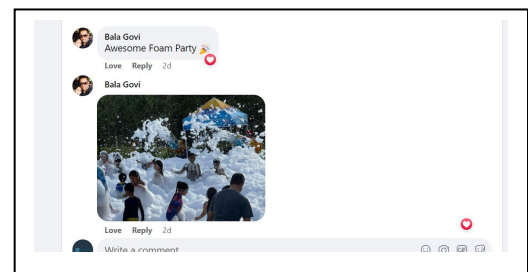
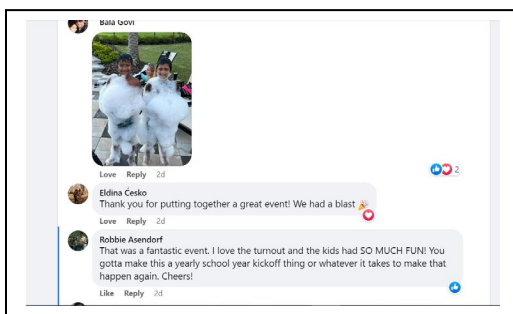
JUMBO SHRIMP GAME

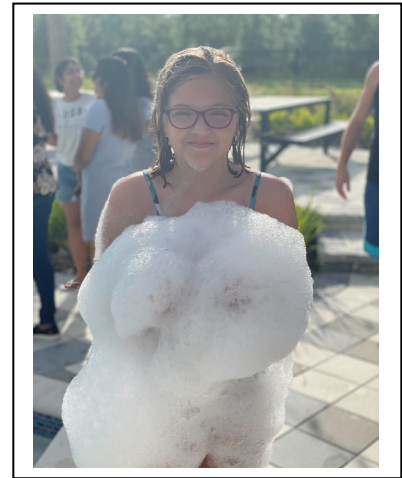
Group pricing was secured for eTown residents to enjoy a Jumbo Shrimp game! 14 residents took advantage of this offer.

FOAM PARTY/BACK TO SCHOOL

Kicked off school in a foamtastic way! First Coast Foam Party provide the foam along with DJ Ross rockin' the house! Big Blue's Bistro was on site for dinner. 150 +/- attended this event.

Reaction on social:

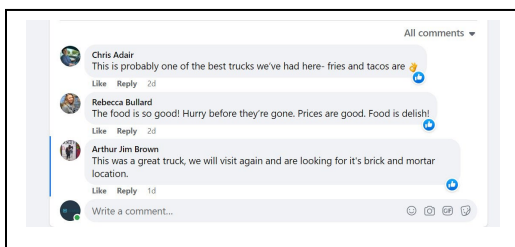




FOOD TRUCK FRIDAY

The DJ poolside was cancelled due to stormy weather. However, the food truck did come and received rave reviews!

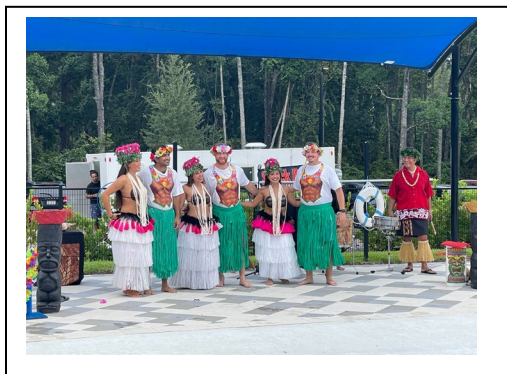
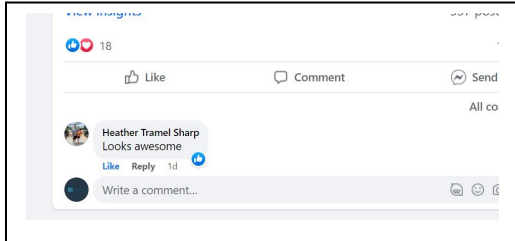
Reaction on social:



LABOR DAY LUAU

Although storms brewed hours before curtain call, the sun came out and the show went on! Residents enjoyed a Polynesian Revue poolside featuring hula and fire dancers! Residents were able to participate in the show as well. 150 +/- attended this event.

Reaction on social:



RESTORATIVE YOGA

Four residents participated in a yoga class @ \$20 pp.

SEPTEMBER EVENTS: Wind Down Wednesday, Gentle Yoga, Food Truck Friday, and Sunday Brunch

OCTOBER EVENTS: Wind Down Wednesday, Atypical Sideshow (Adult Only), Food Truck Friday and Halloween Party

ACTION ITEMS:

Approval for Skyhawks Sports Academy to run beginners golf for children 5-10 years old.

Following the same formula as Soccer Shots, Skyhawks is proposing to utilize the grass at the Recharge entrance. Skyhawks would like permission to advertise locally if eTown residents alone will not fill a class. Class would cost \$99 for a 4-week session or \$149 for a 6-week session. 10% of the profits we go back to the CDD.

LANDSCAPE REPORT

1. Weeds have been treated in the dog park and playground.
2. There are dead patches of grass on Square St., eTown Parkway and Recharge. Water has been increased in these areas to promote growth vs resodding. These areas are being watched.
3. Chinch bugs have been treated on the grass near Granville.
4. "Wheelies" resulted in sod damage by the Nobel entrance. We will not resod at this time. We will increase water to promote regrowth in this area.



SOD DAMAGE BY NOBEL
ENTRANCE.



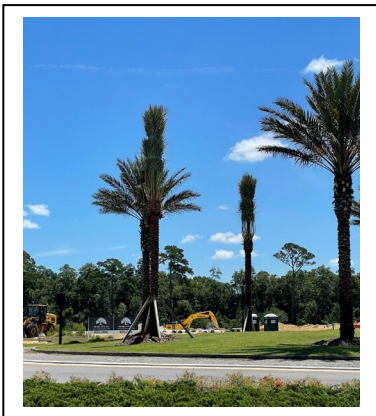
SOD DAMAGE BY NOBEL
ENTRANCE.

5. A car ran off the road along eTown Parkway. Minimal sod damage occurred. Water will be increased to promote regrowth vs resodding.



SOD DAMAGE ALONG
eTOWN PARKWAY.

6. The dead palm trees on Exchange Place have been replaced:



NEW PALM TREES

2.

CBCDD Incident Report | 2022

Date of Incident: 7/19/22

Time of Incident: 10:10 AM

Location of Incident: Large dog park

Name of Individual: This is this is the same individual that was reported in the 6/21/22 incident report where he 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? Yes

Name of witness: N/A

Work Phone Number:

Description of Incident: At 10:10 AM Marcy Pollicino went to check on the dog park. Upon approaching the dog park, she saw a shirtless, sweaty, Caucasian man urinating in the large dog park. This was the same man she had seen urinate near the tree line by the pond in June. The man proceeded to finish and then take a drink from the dog faucet. Marcy Pollicino did not approach but held back. The man turned, saw her, raised his hands, and said, "What's your problem today?" Marcy Pollicino did not answer. The man just stopped and stared at Marcy Pollicino. The man left the dog park and started walking towards Marcy Pollicino yelling. "What's your problem." The man raised his hands and yelled again and kept walking towards her. Marcy Pollicino immediately turned around and started walking fast towards the Recharge building. The man stopped, turned around and walked/ran off. Marcy Pollicino called the non-emergency police number. The police sent a patrol car to check it out. UPDATE: Marcy Pollicino spoke with officer TJ Hacker. The officer informed Marcy Pollicino he did not see the man and that not much can be done. If she sees him again on property the police could cite him with trespassing (if he is not a resident), however they must be able to catch him on property. Therefore, there really is nothing the police can do.

Marcy Pollicino

Employee Name

____7/19/22_____
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.

CBCDD Incident Report | 2022

Date of Incident: 7/22/22

Time of Incident: 3pm

Location of Incident: Recharge Fitness Center

Name of Individual: Jose Colon

Phone Number: 915-449-1689

CBCDD Resident: Yes

Were the police contacted? No

Name of witness:

Work Phone Number:

Description of Incident: Jose Colon of 10395 Aventura Drive accused minor Romir Varshney at 904-955-6810 of filming minor Maddie Soehono of 10219 Innovation Way at 904-930-5831 while working out. Jose started yelling that the kid was filming the girl. Marcy Pollicino stepped in to smooth out the situation. Romir became visibly shaken and very upset by the accusation. Marcy Pollicino took Romir into her office. Marcy Pollicino tried to speak with Jose who kept pointing and accusing Romir of filming. Jose grabbed his things and left abruptly. Marcy Pollicino went into the office to speak to Romir. Romir was very upset and said he did not film her at all. He was sitting down looking at his phone—which Marcy Pollicino saw him doing since he was on the window ledge in front of her office. Romir insisted nothing was filmed and was very upset that Maddie would think this. Marcy Pollicino spoke to Romir at length who was very upset and insisted no filming occurred. He said they have mutual friend groups and would not want Maddie thinking this of him. Marcy Pollicino pulled Maddie aside and spoke to her. Maddie said she is fine and does not think Romir filmed her. Marcy Pollicino reassured Maddie that she did not think Romir filmed either but wants Maddie to be comfortable and ok. Maddie said she is ok, and she is fine.

Follow up: Marcy Pollicino spoke to Maddie again after Romir left and Maddie said Romir messaged her too—and Maddie said she did not think he filmed her at all. Maddie said everything is ok.

(Romir does not appear in the database. However, the last name is linked to 10283 Silverbrook. The family was onboarded in 2020. This may be a reason he is not in the system).

Marcy Pollicino

Employee Name

____7-22-22_____
Date

3.



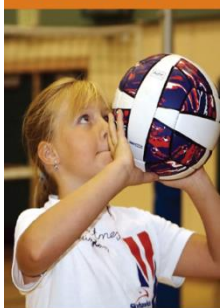
RESPONSIBILITY



RESPECT



LEADERSHIP



SPORTSMANSHIP



TEAMWORK

Skyhawks & SuperTots Sports Academy of Jacksonville

**To: Marcy Pollicino
E-Town, Recharge**

Date: 8/04/2022

**From: Mansi Agarwal
SuperTots and Skyhawks Area Director**

Proposal Summary

This is a proposal to use the facilities at E-Town. SuperTots and Skyhawks is well known in the community and has worked with children 18 months through 12 years old in a camp and class format.

Our hope is that we will have several weekly classes & summer camps at your facility based on the space availability. We can offer programs when the fields sit idle and bring young families and children through the door that may not otherwise go there. Most of our customers tend to be parents with children pre-school through elementary age.

If you have any questions in regards to this proposal, feel free to call.

You can go to www.supertotsports.com or www.skyhawks.com for additional information about our programs.

Thanks,
Mansi Agarwal
Skyhawks and SuperTots Jacksonville Area Director
908-247-6806
jax@skyhawks.com

"It's easier to build strong children than to repair broken men" ~ Frederick Douglas

Approved By:

Community Representative

Skyhawks Sports Academy representative:

• **Proposal**

Skyhawks is proposing to use space at E-Town – Recharge. We would offer regularly scheduled, Beginning Golf, weekly classes. The classes would be scheduled in 1 to 3 hour clusters. Season length is generally 4 to 8 weeks long depending on availability. The times would not change from week to week except could be adjusted each season. The class schedule, price, session length and sport would be determined well before the start of a new season and would be coordinated with the designated administrator. Any program times that don't fill up sufficiently will be canceled and the time slots will be released back to the facility.

We will provide qualified coach, curriculum, equipment and marketing.

• **Activity - Classes**

Skyhawks Beginning Golf class is for 5 – 10 year old consist of a series of skill development activities in a 60-minute class setting.

• **Liability**

Skyhawks would list E-Town as an additional insured on its general liability insurance policy.

• **Financial Terms - Classes**

Skyhawks propose to pay E-Town 10% of all registration fees collected. Payments would also include any pro-rated or discounted fees collected.

Skyhawks Beginning Golf can have 8-10 kids per class. A 4-week (1 class per week) session cost \$99 to parents and a 6-week session costs \$149 to parents.

Payment would be sent 2-weeks after the end of each session.

• **Needs:**

- Access to restrooms
- Shady area for breaks
- Access to field
- Access drinkable water

• **Staff:**

- 100% of coaches are certified with over 10 hours of hands-on training prior to taking the field
- All staff have a national background check, 1st aid & CPR certification
- All staff are student athletes from the local area





RESPONSIBILITY



RESPECT



LEADERSHIP



SPORTSMANSHIP



TEAMWORK

Skyhawks Background

- Founded in Spokane, WA in 1979, Skyhawks has established itself as one of the largest youth sport program providers in the United States.
- Reputable sports organization; over 1.5 million children and young adults have attended a Skyhawks program.
- Work “hand in hand” with over 500 community-based organizations throughout the United States.
 - Park and Recreation Departments
 - Public/Private School Systems
 - YMCA
 - Boys & Girls Clubs
 - Jewish Community Centers
 - Home Owners Associations
 - Sports Commissions & National Governing Bodies of Sport
 - Youth Leagues & Clubs
 - Youth Serving Organizations
- Average camper is 7.9 years old
- Complete curriculum serving ages 18 months to 12 years.
- Skyhawks offers a wide variety of sports programs and options appealing to a broad range of youth.
 - Soccer
 - Basketball
 - Volleyball
 - Multi-Sport
 - Baseball
 - Football
 - Lacrosse
 - Golf
 - Tennis
 - Cheerleading
 - STEM Sports
- Network of over 1500 trained coaches throughout United States.

Skyhawks Objectives in Jacksonville, FL

- To teach life lessons through sports.
- To develop long-term partnerships with like minded Organizations who share common goals and objectives.
- To continue to lead the industry in quality youth sports programs.
- To develop responsible athletes with an understanding of core life lessons such as responsibility, respect, leadership, sportsmanship and teamwork.
- To heighten the community's awareness of the drastic increase in childhood obesity and the problems it can cause in children's health.



RESPONSIBILITY



RESPECT



LEADERSHIP



SPORTSMANSHIP



TEAMWORK

FIFTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
August 31, 2022



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

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>Assets:</u>				
Cash	\$347,589	---	---	\$347,589
Due from Developer	\$27,145	---	---	\$27,145
Investments:				
<i>Series 2019</i>				
Reserve	---	\$364,081	---	\$364,081
Principal	---	\$2	---	\$2
Revenue	---	\$266,863	---	\$266,863
Interest	---	\$3	---	\$3
Prepayment	---	\$5,270	---	\$5,270
Acquisition & Construction- Parcel E3A	---	---	\$4	\$4
Acquisition & Construction- Parcel E7A	---	---	\$1	\$1
Acquisition & Construction- Sold Parcels	---	---	\$5,799	\$5,799
Acquisition & Construction	---	---	\$4,012	\$4,012
Due from General Fund	---	\$4,776	---	\$4,776
<i>Series 2020</i>				
Reserve	---	\$247,865	---	\$247,865
Revenue	---	\$315,713	---	\$315,713
Acquisition & Construction- Parcel E7C	---	---	\$331	\$331
Acquisition & Construction- Sold Parcels	---	---	\$195	\$195
Due from General Fund	---	\$66	---	\$66
<i>Series 2020A</i>				
Reserve	---	\$213,064	---	\$213,064
Revenue	---	\$141,428	---	\$141,428
Principal	---	\$2	---	\$2
Interest	---	\$2	---	\$2
Prepayment	---	\$12,356	---	\$12,356
Acquisition & Construction	---	---	\$257	\$257
Cost of Issuance	---	---	\$9,451	\$9,451
Due from General Fund	---	\$2,215	---	\$2,215
<i>Series 2021</i>				
Reserve	---	\$57,625	---	\$57,625
Revenue	---	\$39,519	---	\$39,519
Acquisition & Construction	---	---	\$5,363	\$5,363
Due from Other	\$747	---	---	\$747
Investment-SBA	\$252,325	---	---	\$252,325
Prepaid Expenses	\$6,861	---	---	\$6,861
Total Assets	<u>\$634,667</u>	<u>\$1,670,850</u>	<u>\$25,413</u>	<u>\$2,330,931</u>
<u>Liabilities:</u>				
Accounts Payable	\$33,846	---	---	\$33,846
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	---	\$1,670,850	---	\$1,670,850
Unassigned	\$585,867	---	\$25,413	\$611,281
Total Liabilities and Fund Equity	<u>\$634,667</u>	<u>\$1,670,850</u>	<u>\$25,413</u>	<u>\$2,330,931</u>

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

Description	PRORATED		ACTUAL THRU 8/31/22	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 8/31/22		
Revenues:				
Assessments-Tax Collector	\$431,475	\$431,475	\$436,600	\$5,125
Assessments-Direct	\$475,700	\$475,700	\$475,700	\$0
Interest-SBA	\$1,000	\$1,000	\$1,597	\$597
Other Revenues	\$10,000	\$10,000	\$11,429	\$1,429
Total Revenues	\$918,175	\$918,175	\$925,327	\$7,152
Expenditures				
<u>Administrative</u>				
Supervisor Fees	\$12,000	\$11,000	\$5,200	\$5,800
FICA Expense	\$918	\$842	\$321	\$520
Engineering	\$5,000	\$5,000	\$8,810	(\$3,810)
Arbitrage	\$1,800	\$1,650	\$1,200	\$450
Dissemination Agent	\$4,000	\$4,000	\$4,967	(\$967)
Attorney	\$15,000	\$13,750	\$13,214	\$536
Annual Audit	\$8,000	\$8,000	\$6,000	\$2,000
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$19,000	\$19,000	\$7,107	\$11,893
Management Fees	\$46,800	\$42,900	\$42,900	\$0
Information Technology	\$2,500	\$2,292	\$2,292	\$0
Website Maintenance	\$1,250	\$1,146	\$1,146	(\$0)
Telephone	\$500	\$500	\$862	(\$362)
Postage	\$1,500	\$1,375	\$961	\$414
Printing & Binding	\$3,000	\$2,750	\$1,839	\$911
Insurance	\$5,919	\$5,919	\$5,570	\$349
Legal Advertising	\$4,000	\$3,667	\$1,151	\$2,516
Other Current Charges	\$1,000	\$917	\$282	\$635
Office Supplies	\$600	\$550	\$136	\$414
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$137,962	\$130,431	\$109,132	\$21,299
<u>Grounds Maintenance</u>				
Pond Maintenance (Water Quality)	\$6,000	\$5,500	\$900	\$4,600
Landscape Maintenance	\$285,000	\$285,000	\$304,887	(\$19,887)
Landscape Contingency	\$25,000	\$22,917	\$2,342	\$20,574
Pump Maintenance	\$3,550	\$3,254	\$0	\$3,254
Water & Sewer	\$48,000	\$44,000	\$30,427	\$13,573
Irrigation Repairs	\$3,000	\$3,000	\$11,034	(\$8,034)
Landscape Reserves	\$20,000	\$18,333	\$0	\$18,333
Pest Control	\$1,920	\$1,760	\$1,800	(\$40)
Other Repairs and Maintenance	\$6,000	\$5,500	\$0	\$5,500
Total Grounds Maintenance	\$398,470	\$389,264	\$351,390	\$37,874

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

Description	ADOPTED BUDGET	PRORATED	ACTUAL THRU 8/31/22	VARIANCE
		BUDGET THRU 8/31/22		
Amenity				
Insurance	\$33,941	\$33,941	\$32,155	\$1,786
Amenity Manager	\$102,262	\$93,740	\$98,742	(\$5,002)
Lifestyle Manager	\$13,740	\$12,595	\$0	\$12,595
Pool Maintenance	\$8,844	\$8,107	\$8,107	\$0
Pool Chemicals	\$12,500	\$11,458	\$11,454	\$5
Facility Attendant	\$64,360	\$58,997	\$58,997	\$0
Janitorial Services	\$9,830	\$9,011	\$9,011	(\$0)
Refuse	\$1,500	\$1,375	\$1,374	\$1
Security and Gate Maintenance	\$4,000	\$3,667	\$1,644	\$2,023
Facility Maintenance	\$18,203	\$16,686	\$16,686	(\$0)
Elevator Maintenance	\$3,000	\$2,750	\$2,663	\$87
Electric	\$6,000	\$6,000	\$19,360	(\$13,360)
Cable and Internet	\$13,000	\$11,917	\$9,561	\$2,356
Licenses and Permits	\$1,000	\$917	\$408	\$509
Repairs & Maintenance	\$6,053	\$6,053	\$27,631	(\$21,578)
Special Events	\$20,000	\$18,333	\$14,524	\$3,810
Holiday Decorations	\$1,500	\$1,500	\$1,902	(\$402)
Fitness Center R&M	\$10,000	\$9,167	\$6,926	\$2,241
Fitness Equipment Rentals	\$24,360	\$22,330	\$22,302	\$28
Reserve for Amenities	\$24,650	\$22,596	\$10,687	\$11,909
Other Current Charges	\$3,000	\$3,000	\$5,000	(\$2,000)
Total Amenity	\$381,743	\$354,139	\$359,132	(\$4,993)
Total Expenditures	\$918,175	\$873,834	\$819,654	\$54,181
Excess Revenues/Expenses	\$0		\$105,673	
Net Change in Fund Balance	\$0		\$105,673	
Fund Balance - Beginning	\$0		\$480,194	
Fund Balance - Ending	\$0		\$585,867	

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	\$385	\$484	\$0	\$1,597
Other Revenues	\$891	\$640	\$408	\$695	\$643	\$1,261	\$2,074	\$2,005	\$1,627	\$28	\$1,158	\$0	\$11,429
Total Revenues	\$916	\$705,836	\$30,972	\$93,624	\$1,516	\$3,015	\$74,539	\$7,594	\$5,259	\$413	\$1,643	\$0	\$925,327
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisor Fees	\$1,000	\$0	\$0	\$1,000	\$0	\$800	\$0	\$1,600	\$0	\$800	\$0	\$0	\$5,200
FICA Expense	\$61	\$0	\$0	\$61	\$0	\$46	\$0	\$107	\$0	\$46	\$0	\$0	\$321
Engineering	\$194	\$0	\$97	\$194	\$388	\$0	\$0	\$1,304	\$0	\$6,633	\$0	\$0	\$8,810
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	\$417	\$417	\$0	\$4,967
Attorney	\$0	\$1,148	\$3,226	\$1,951	\$461	\$1,224	\$558	\$1,554	\$318	\$2,776	\$0	\$0	\$13,214
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$6,000
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	\$3,900	\$3,900	\$0	\$42,900
Information Technology	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$2,292
Website Maintenance	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$1,146
Telephone	\$19	\$0	\$14	\$0	\$0	\$23	\$16	\$7	\$18	\$14	\$750	\$0	\$862
Postage	\$112	\$14	\$4	\$17	\$122	\$175	\$143	\$39	\$228	\$25	\$84	\$0	\$961
Printing & Binding	\$2	\$572	\$4	\$153	\$246	\$121	\$36	\$104	\$235	\$38	\$328	\$0	\$1,839
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	\$62	\$0	\$0	\$282
Office Supplies	\$0	\$18	\$6	\$18	\$19	\$18	\$1	\$18	\$18	\$1	\$18	\$0	\$136
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	\$8,998	\$21,024	\$5,809	\$0	\$109,132
<u>Grounds Maintenance</u>													
Pond Maintenance (Water Quality)	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$0	\$90	\$0	\$900
Landscape Maintenance	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$0	\$304,887
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	\$2,407	\$2,676	\$0	\$30,427
Irrigation Repairs	\$250	\$715	\$1,176	\$98	\$408	\$203	\$5,493	\$730	\$287	\$160	\$1,515	\$0	\$11,034
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	\$240	\$120	\$0	\$1,800

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	\$30,524	\$32,118	\$0	\$351,390
<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	\$8,522	\$8,522	\$0	\$98,742
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	\$737	\$737	\$0	\$8,107
Pool Chemicals	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$0	\$11,454
Facility Attendant	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$0	\$58,997
Janitorial Services	\$819	\$819	\$819	\$819	\$819	\$819	\$819	\$819	\$819	\$819	\$819	\$0	\$9,011
Refuse	\$108	\$108	\$110	\$124	\$123	\$125	\$127	\$136	\$134	\$138	\$139	\$0	\$1,374
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	\$1,517	\$1,517	\$0	\$16,686
Elevator Maintenance	\$806	\$0	\$0	\$0	\$0	\$245	\$316	\$316	\$350	\$316	\$315	\$0	\$2,663
Electric	\$1,327	\$1,587	\$1,579	\$1,666	\$1,869	\$1,646	\$1,659	\$1,614	\$1,687	\$2,082	\$2,643	\$0	\$19,360
Cable and Internet	\$861	\$861	\$861	\$861	\$873	\$872	\$875	\$874	\$874	\$873	\$875	\$0	\$9,561
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	\$3,642	\$1,807	\$8,752	\$0	\$27,631
Special Events	\$1,549	\$495	\$2,650	\$400	\$696	\$1,420	\$1,575	\$2,070	\$1,200	\$1,569	\$900	\$0	\$14,524
Holiday Decorations	\$1,197	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$704	\$0	\$1,902
Fitness Center R&M	\$446	\$0	\$666	\$668	\$179	\$1,392	\$1,490	\$433	\$731	\$361	\$559	\$0	\$6,926
Fitness Equipment Rentals	\$1,792	\$1,792	\$1,792	\$1,792	\$2,450	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$0	\$22,302
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	\$30,313	\$28,229	\$30,041	\$25,386	\$32,140	\$32,011	\$26,882	\$32,647	\$27,261	\$35,001	\$0	\$359,132
Total Expenditures	\$107,578	\$67,504	\$68,059	\$74,260	\$63,255	\$71,312	\$73,864	\$67,599	\$74,484	\$78,809	\$72,929	\$0	\$819,654
Excess Revenues (Expenditures)	(\$106,662)	\$638,332	(\$37,087)	\$19,363	(\$61,738)	(\$68,297)	\$675	(\$60,005)	(\$69,224)	(\$78,396)	(\$71,286)	\$0	\$105,673

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	VARIANCE
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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	\$20,948	\$20,948
Assessments-True Up	\$0	\$0	\$22,181	\$22,181
Assessments-Interest Prepayments	\$0	\$0	\$552	\$552
Interest Income	\$200	\$200	\$1,721	\$1,521
Carry Forward Surplus	\$269,727	\$0	\$0	\$0

Total Revenues	\$1,001,609	\$731,882	\$777,943	\$46,061
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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	(\$7,983)
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Fund Balance - Beginning	\$274,991	\$648,978
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Fund Balance - Ending	\$543,766	\$640,995
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Reserve	\$364,081
Revenue	\$266,863
Prepayment	\$5,270
Due from General Fund	\$4,776
Assessment Receivable	\$0
	<u>\$640,995</u>

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	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	\$1,157	\$1,057
Total Revenues	\$494,700	\$494,700	\$495,761	\$1,061

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	\$3,808
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Fund Balance - Beginning	\$0	\$559,836
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Fund Balance - Ending	\$2,748	\$563,644
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Reserve	\$247,865
Revenue	\$315,713
Interest	\$0
Due from General Fund	\$66
Assessment Receivable	\$0
	<u>\$563,644</u>

Cypress Bluff
Community Development District
2020A Debt Service Fund (Del Webb)
Statement of Revenues & Expenditures
For The Period Ending August 31, 2022

Description	ADOPTED BUDGET	PRORATED	ACTUAL THRU 8/31/22	VARIANCE
		BUDGET THRU 8/31/22		

Revenues

Assessments-Tax Collector	\$285,652	\$285,652	\$286,585	\$933
Assessments-Direct	\$139,117	\$139,117	\$139,228	\$111
Assessments- Prepayments	\$0	\$0	\$22,344	\$22,344
Interest Income	\$100	\$100	\$947	\$847

Total Revenues	\$424,869	\$424,869	\$449,104	\$24,235
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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	\$15,907
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Fund Balance - Beginning	\$0	\$353,160
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Fund Balance - Ending	\$1,590	\$369,066
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Reserve	\$213,064
Revenue	\$141,428
Interest	\$2
Principal	\$2
Prepayment	\$12,356
Due from General Fund	\$2,215
Assessment Receivable	\$0
	<u>\$369,066</u>

Cypress Bluff
Community Development District
2021 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending August 31, 2022

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/22	ACTUAL THRU 8/31/22	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
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Fund Balance - Beginning	\$0	\$0
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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 August 31, 2022

	Series 2019	Series 2020	Series 2020A	Series 2021
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Revenues:

Interest	\$28	\$1	\$501	\$0
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Total Revenues	\$28	\$1	\$501	\$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)	(\$19,972)	\$1	(\$2,917,398)	\$5,363
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Fund Balance - Beginning	\$29,789	\$525	\$2,927,106	\$0
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Fund Balance - Ending	\$9,816	\$526	\$9,708	\$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
---------------------------	--------------

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:	\$247,865.09

Bonds outstanding - 4/15/2020	\$7,705,000
Mandatory Principal- 11/1/2020	(\$290,000)
Mandatory Principal- 11/1/2021	(\$130,000)

Current Bonds Outstanding	\$7,285,000
---------------------------	-------------

Cypress Bluff
Community Development District
Long Term Debt Report

Series 2020A Special Assessment Bonds (Del Webb)

Interest Rate:	2.7-3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$212,440.00
Reserve Fund Balance:	\$213,063.87
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 August 31, 2022

Fund	Date	Check No.	Amount
Payroll			\$ -
		Subtotal	<u>\$ -</u>
General Fund			
	8/1/22	657-659	\$ 6,710.10
	8/8/22	660-664	\$ 24,718.42
	8/12/22	665-666	\$ 6,740.00
	8/29/22	667-671	\$ 1,765.34
		Subtotal	<u>\$ 39,933.86</u>
Total			\$ 39,933.86

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/01/22	00006	7/11/22 203778	202207 310-51300-31100	PROFESSIONAL SRVS THRU 7/2	*	877.00	
		7/11/22 203779	202207 310-51300-31100	STORM H2O NEEDS ANALYSIS	*	2,717.50	
		7/11/22 203780	202207 310-51300-31100	PUBLIC FACILITY REPORT	*	2,672.50	
ENGLAND, THIMS & MILLER, INC.							6,267.00 000657
8/01/22	00055	7/15/22 18223144	202207 320-57200-47000	JUL PEST CONTROL	*	120.00	
		7/22/22 18223145	202207 320-57200-47000	JUL FIRE ANT CONTROL	*	120.00	
TURNER PEST CONTROL LLC							240.00 000658
8/01/22	00062	7/22/22 23138188	202207 330-57200-46500	JANITORIAL SUPPLIES	*	203.10	
W.B. MASON CO., INC.							203.10 000659
8/08/22	00005	8/01/22 64	202208 310-51300-34000	AUG MANAGEMENT FEES	*	3,900.00	
		8/01/22 64	202208 310-51300-52100	AUG WEBSITE ADMIN	*	104.17	
		8/01/22 64	202208 310-51300-35200	AUG INFORMATION TECH	*	208.33	
		8/01/22 64	202208 310-51300-31300	AUG DISSEM AGENT SERVICES	*	416.67	
		8/01/22 64	202208 310-51300-51000	OFFICE SUPPLIES	*	18.01	
		8/01/22 64	202208 310-51300-42000	POSTAGE	*	83.66	
		8/01/22 64	202208 310-51300-42500	COPIES	*	328.35	
		8/01/22 64	202208 310-51300-41000	PEOPLEVINE	*	750.00	
GOVERNMENTAL MANAGEMENT SERVICES							5,809.19 000660
8/08/22	00095	7/31/22 3082878	202206 310-51300-31500	JUN GENERAL COUNSEL	*	317.50	
KUTAK ROCK LLP							317.50 000661
8/08/22	00106	7/14/22 33328	202207 320-57200-46000	COMMERCIAL LABOR	*	140.00	
THIGPEN HEATING & COOLING, INC.							140.00 000662
8/08/22	00037	6/30/22 400652	202206 320-57200-46000	HD CREDIT FOR EQUIP DEPOS	*	31.70-	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/29/22	00055	8/16/22 19074274	202208 320-57200-47000	AUG PEST CONTROL	*	120.00	
				TURNER PEST CONTROL LLC			120.00 000670
8/29/22	00037	7/31/22 401793	202207 320-57200-46000	POOL SUPPLIES#340900	*	329.20	
				VESTA PROPERTY SERVICES, INC.			329.20 000671
TOTAL FOR BANK A						39,933.86	
TOTAL FOR REGISTER						39,933.86	



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

July 11, 2022
Project No: 13102.26002
Invoice No: 0203778

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

Services this month include:

- 1. E-Town/9B landscape revisions for Mikey White.
- Brad W.

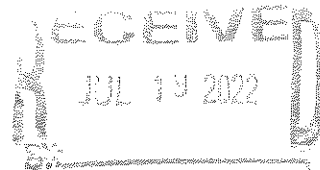
Professional Services rendered through July 2, 2022

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Hall, Jason	6/18/2022	2.00	194.00	388.00
Sr. Landscape Architect				
Clark, Ryan	6/18/2022	2.50	163.00	407.50
Clark, Ryan	6/25/2022	.50	163.00	81.50
Totals		5.00		877.00
Total Labor				877.00

Invoice Total this Period \$877.00

LA
1.310.573.311



England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32238 • tel 904-642-8990 • fax 904-646-9485
CA-00002584 LC-00003115

✓



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

July 11, 2022
 Project No: 13102.26700
 Invoice No: 0203779

Project 13102.26700 Cypress Bluff CDD-State Mandated Storm Water Need Analysis (20 years) WA#5

Professional Services rendered through July 2, 2022

Task 01 Storm Water Need Analysis (20 years)

Professional Personnel

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Newland, Ann Marie	6.50	205.00	1,332.50
Weeber, Bradley	5.00	205.00	1,025.00
Assoc. Project Manager			
East, Eva-Marie	4.00	90.00	360.00
Totals	15.50		2,717.50
Total Labor			2,717.50

	Current	Prior	To-Date
Total Billings	2,717.50	1,304.00	4,021.50
Contract Limit			10,000.00
Remaining			5,978.50

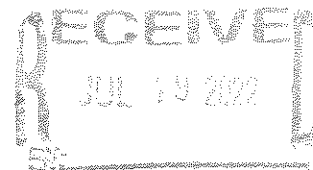
Total this Task \$2,717.50

Task XP Expenses

Total this Task 0.00

Invoice Total this Period \$2,717.50

LeA
 1,310,573.311



England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-646-9485
 CA-00002684 LC-0000316





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

July 11, 2022
 Project No: 13102.29000
 Invoice No: 0203780

Project 13102.29000 Cypress Bluff CDD-Public Facilities Report
Professional Services rendered through July 2, 2022

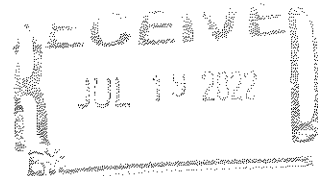
Professional Personnel

		Hours	Rate	Amount	
CADD/GIS Technician					
Gallegos, Caranne	6/11/2022	2.25	125.00	281.25	
Gallegos, Caranne	6/25/2022	1.50	125.00	187.50	
Senior Engineer					
Newland, Ann Marie	6/25/2022	5.75	205.00	1,178.75	
Newland, Ann Marie	7/2/2022	2.00	205.00	410.00	
Weeber, Bradley	6/25/2022	2.00	205.00	410.00	
Weeber, Bradley	7/2/2022	1.00	205.00	205.00	
Totals		14.50		2,672.50	
Total Labor					2,672.50

	Current	Prior	To-Date
Labor	2,672.50	0.00	2,672.50
Contract Limit			3,500.00
Remaining			827.50

Invoice Total this Period **\$2,672.50**

6/17
 1.310.513.311



England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-842-8930 • fax 904-846-9485
 CA-00002694 LC-0000316



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5306 • 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: 18223144
DATE: 7/15/2022
ORDER: 18223144

Bill To: [415357]
Recharge at E-town Amenity Center
10571 E-town Pkwy
Jacksonville, FL 32256-5841

Work Location: [415357] 904-710-9348
Recharge at E-town Amenity Center
10571 E-town Pkwy
Jacksonville, FL 32256-5841

Work Date	Time	Target Pest	Technician	Time In
7/15/2022	02:57 PM	ANTS, ROACH, WASP		02:57 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/15/2022		03:42 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$120.00
1,320.572.470 SSA		SUBTOTAL
		\$120.00
		TAX
		\$0.00
		AMT. PAID
		\$0.00
		TOTAL
		\$120.00
		AMOUNT DUE
		\$120.00
		
		TECHNICIAN SIGNATURE
		CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



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: 800-225-6305 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 18223145
DATE: 7/22/2022
ORDER: 18223145

Bill To: [415357]

Recharge at E-town Amenity Center
10571 E-town Pkwy
Jacksonville, FL 32256-5841

Work

Location: [415357] 904-710-9348

Recharge at E-town Amenity Center
10571 E-town Pkwy
Jacksonville, FL 32256-5841

Work Date	Time	Target Pest	Technician	Time In
7/22/2022	10:45 AM	FIRE ANT		10:45 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	7/22/2022		11:01 AM

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

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

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

PLEASE PAY FROM THIS INVOICE



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

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

PM

Invoice Number	231381880
Customer Number	C2943565
Invoice Date	07/22/2022
Due Date	08/21/2022
Order Date	07/21/2022
Order Number	S126506300
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

Important Messages

Sign up for Paperless Invoicing at wbmason.com/paperless. Your Registration Code: 5638632242

Looking for an easier way to see and pay bills?

Visit WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx to access your account, go paperless, review invoices and account statements, and link your checking account or credit card to make fast secure payments.

62A
1.330.57200.46500

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
ALM275	TISSUE, TOILET, 4.5X3.1, 2PLY, 500SHT, 96/CT	1	CT	43.69	43.69
BWK6272	TOWEL, KITCH, 85/RL, 30RL/CT, NTWH	1	CT	29.39	29.39
KCC54015	X60 CLOTHS, 16.8" X 12 1/2", 252/CARTON	1	CT	28.98	28.98
RAC74278CT	CLEANER, TOILET, LYSOL, 32OZ	1	CT	42.89	42.89
PGC08443BX	SWIFFER WETJET SYSTEM REFILL CLOTHS, 14" X 3", WHITE, 24/BO	1	BX	15.17	15.17
PGC77810	WETJET REFILL 1.25 L	1	CT	34.19	34.19
CLO30966	CLOROX BLEACH LIQUID COMMERCIAL SOLUTIONS GERMICIDAL CONCEN	1	EA	8.79	8.79

- Please See Next Page for Continuation -

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 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Remittance Section	
Customer Number	C2943565
Invoice Number	231381880
Invoice Date	07/22/2022
Terms	Net 30
Total Due	203.10

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

C29435652313818802313818800000000203108



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	231381880
Invoice Date	07/22/2022

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
- Continued On From Previous Page -					
WBMUPSFREIGHT	UPS FREIGHT	1	EA	0.00	0.00

SUBTOTAL:	203.10
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	203.10
Total Due:	203.10

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

Invoice

Invoice #: 64

Invoice Date: 8/1/22

Due Date: 8/1/22

Case:

P.O. Number:

Bill To:

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

57A

Description	Hours/Qty	Rate	Amount
Management Fees - August 2022	1.310.573.340	3,900.00	3,900.00
Website Administration - August 2022	321	104.17	104.17
Information Technology - August 2022	352	208.33	208.33
Dissemination Agent Services - August 2022	313	416.67	416.67
Office Supplies	510	18.01	18.01
Postage	420	83.66	83.66
Copies	425	328.35	328.35
Peoplevine	410	750.00	750.00
Total			\$5,809.19
Payments/Credits			\$0.00
Balance Due			\$5,809.19

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 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. 3082878

Client Matter No. 4123-1

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

Invoice No. 3082878

4123-1

95A
1,310.573,315

Re: General Counsel

For Professional Legal Services Rendered

06/07/22	K. Buchanan	0.30	100.50	Review notice of rule development and notice of rule making
06/14/22	K. Buchanan	0.30	100.50	Review tentative agenda and confer with district manager
06/28/22	K. Buchanan	0.20	67.00	Review audit response
06/28/22	J. Gillis	0.30	49.50	Coordinate response to auditor letter

TOTAL HOURS 1.10

TOTAL FOR SERVICES RENDERED \$317.50

TOTAL CURRENT AMOUNT DUE \$317.50

THIGPEN

HEATING & COOLING, INC.

Since 1962

2801 Dawn Rd
Jacksonville, FL 32207-7903
Phone: (904) 448-1962
service@thigpenhvac.com

Invoice

Number: 33328

Date: 7/14/2022

Account No: L129339

Terms: COD

Reference: Order 33328

Service Advisor: Paul Ruckman

Customer PO#:

Billing Address:

Cypress Bluff CDD
10571 Etown Pky
Jacksonville, FL 32256

Service Address:

E Town Swim & Fitness
10571 Etown Pkwy
Jacksonville, FL 32256

NOTES

1,320.572.460
104A

Item	Description	Qty	Unit	Price	Extended
COMM-LABOR	Commercial Labor	1.00		\$120.00	\$120.00
MISC-ENVIRON-FEE	Misc. Supplies & Enviromental	1.00		\$20.00	\$20.00

TERMS AND CONDITIONS

Net due on day of installation, or in accordance with financing agreement. The Seller retains the title to all materials and property listed herein until payments have been made in full. Accounts not paid within thirty (30) days of notice of invoice are in default and a late payment charge of 1 - ½ % per month will be added. Buyer agrees to any reasonable attorney or collection fees incurred by Seller in securing payment for this contract

Thigpen Heating and Cooling, Inc. is not responsible for any property damages unless damage has occurred while employees are still on premises.

Non-Taxable:	\$140.00
Taxable:	\$0.00
Sub Total:	\$140.00
Sales Tax:	\$0.00
Freight:	
Total:	\$140.00
Total Paid:	
Total Due:	\$140.00

CACO56729

CACO56726

CN208226



Invoice

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

Invoice # 400652
Date 6/30/2022

Terms
Due Date 7/28/2022

Memo

Bill To

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

37A

Description	Quantity	Rate	Amount
Billable Expenses			
J.DEMARCO - Home Depot - credit for equipment deposit			(31.70)
J.DEMARCO - Home Depot - deposit for rental equipment / bench			50.00
J.DEMARCO - ACE - maintenance supplies			26.54
S.HOWELL - Pinch a Penny - super shock			33.93
S.HOWELL - Pinch a Penny - phosphate treatment etown			257.94
Total Billable Expenses			336.71

1.320572.460

Total \$336.71



STORE 1324 St Johns
230 Durbin Pavilion Dr
Saint Johns, FL 32259
(904)417-4616

Etown

CONTRACT #: 129226
JEROME DE MARCO
1325 FRUIT COVER RD N
SAINT JOHNS, FL 32259
(904) 342-9511

Rental Center Hours

MON 6A- 8P TUE 6A- 8P WED 6A- 8P THU 6A- 8P FRI 6A- 8P SAT 6A- 8P SUN 8A- 8P

RENTAL DURATION

4 Hours

DUE BACK

Jun. 07 @ 1:37pm

FOR ASSISTANCE CALL

(904)417-4616

Deposit Trans: Register #: 90 Transaction #: 96892 Date: 06/07/22 eDeposit #: 1324220607073375012922630

Customer Name: JEROME DE MARCO
Date out: 06/07/2022 - 9:37 AM
Date Due: 06/07/2022 - 1:37 PM
Date In:

Part Number	Item Description	4 Hours	1 Day	2 Days	1 Week	4 Weeks	Contract Amt.
0222006553	Cordless Drill 1/2"	\$15	\$22	\$44	\$88	\$264	\$15
	(1) 18V Battery w/LED (BL1850B)	\$0	\$0	\$0	\$0	\$0	\$0
	(1) 18V Charger (DC18RC)	\$0	\$0	\$0	\$0	\$0	\$0
Rental Subtotal							\$15.00
Damage Protection							\$2.25
Estimated Tax							\$1.05
Estimated Total							\$18.46
Deposit - PAID							\$ (50.00)
(AMERICAN EXPRESS ending 1831)							

TERMS & CONDITIONS

I agree that no representative of The Home Depot is authorized to make any promise, warranty, or representation to me other than those reflected in writing in the Agreement. I agree to the Terms & Conditions and understand that the Agreement cannot be modified or changed except in writing signed by both parties. With respect to equipment I am renting, I have received the equipment referenced in the Agreement. In the event that I am returning equipment, I acknowledge and agree that I am returning the listed rental equipment, the total charges are correct, and additional charges may apply if the equipment is returned damaged.

1. If I do not return this equipment by the scheduled end date, I agree to a weekly recurring charge of \$88.00, until all tools have been returned, or a maximum rental charge of \$907.70 plus applicable taxes have been recovered. In addition, I understand that misrepresentation or failure to return equipment can lead to prosecution.
2. I have been offered operating manuals on the rental equipment.
3. A cleaning fee of up to \$25.00 will be assessed if equipment is not returned clean.

Signature

06/07/2022

Date

Trails Work Truck

WELCOME
L AND L
8391 Highway 301
Jacksonville FL
32234

*** CONTACTLESS ***

DATE 6/28/22 11:03

TRAN#9026882

PUMP# 02

SERVICE LEVEL: SELF

PRODUCT: UNLD

GALLONS: 10.418

PRICE/G: \$4.799

FUEL SALE \$50.00

CREDIT \$50.00

Am Express

*****1831

Entry: Contactless M
SR

Auth #: 560434

Resp Code: 000

Stan: 0226430895

Invoice #: 252048

Store # 9963216

THANK YOU
HAVE A NICE DAY

LTown

THANK YOU FOR SHOPPING AT
CRONIN ACE HARDWARE
2843 COUNTY ROAD 210 WEST
SUITE 101
SAINT JOHNS, FL 32259
(904) 217-3324

06/03/22 9:26AM MT 555 SALE

1452291	1	EA	\$8.59	EA
PL PREM PU ADHESIVE 40Z				\$8.59
2320422	1	EA	\$5.99	EA
MAG NUT DR 5/16X1-7/8 SW				\$5.99
77390	1	EA	\$7.99	EA
TAPPER BIT 3/16X5-1/2				\$7.99
56	5	EA	.35	EA *
MISC. FASTENERS				\$1.75
56	5	EA	.12	EA *
MISC. FASTENERS				\$1.60

SUB-TOTAL:\$	24.92	TAX: \$	1.62
		TOTAL: \$	26.54
	BC AMT:	\$	26.54

BK CARD#: XXXXXXXXXXXX1831
MID:*****6883 TID:***4607
AUTH: 870479 AMT: \$ 26.54
Host reference #:832719 Bat#

Authorizing Network: AMEX

Contactless
CARD TYPE:AM EXPRESS EXPR: XXXX
AID : A00000002501
TVR : 0000008000
IAD : 06580103A08802
TSI : E800
ARC : 00
MODE : Issuer
CVM :
Name : AMERICAN EXPRESS
ATC : 0134
AC : BEDD286AF087B785
TxnID/ValCode: 962912

Bank card USD\$ 26.54

Total Items: 13



PINCH-A-PENNY POOL-PATIO-SPA

The Perfect People For A Perfect Pool



Like Us on Facebook
For Our Special Offers!

Pinch A Penny 242
9715 Crosshill Blvd
Suite #105
Jacksonville, FL 32222
Phone: 904-619-0939

Sales Receipt

Transaction #: 49658
Date: 6/16/2022 Time: 12:37:55 PM
Cashier: Kayla Register #: 1

Item	Description	Amount
00933424	SUPER SHOCK 4-WAY 1 LB. 4 @ \$7.89	\$31.56

Sub Total	\$31.56
Sales Tax	\$2.37
Total	\$33.93

SIDE TERMINAL Tendered	\$33.93
Change Due	\$0.00

Thank you for shopping
Pinch A Penny 242
We hope you'll come back soon!

PINCH-A-PENNY POOL-PATIO-SPA

The Perfect People For A Perfect Pool



Like Us on Facebook
For Our Special Offers!

Pinch A Penny 242
9715 Crosshill Blvd
Suite #105
Jacksonville, FL 32222
Phone: 904-619-0939

SALES RECEIPT

Transaction #: 49657
Date: 3/14/2012 Time: 12:37:06 PM
Cashier: Kory Register #: 1

Item	Description	Amount
------	-------------	--------

00970459	PHOSFREE 2 LITER	\$239.94
	6 @ \$39.99	

Sub total	\$239.94
Sales Tax	\$18.00
Total	\$257.94

CASH TENDERS TENDERED	\$257.94
Change Due	\$0.00



Invoice

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

Invoice # 400956
Date 8/1/2022

Terms
Due Date 8/25/2022
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

Description	Quantity	Rate	Amount
Amenity Manager 1.320.572.450	1	8,522.00	8,522.00
Facility Attendant 1.320.572.457	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 1.320.572.464	1	1,516.92	1,516.92
Pool Chemicals 1.320.572.468	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**11773****DATE****07/29/2022****TERMS****Due on receipt****DUE DATE****07/29/2022**

	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	98.96
Shipping	Freight Cost	1	16.39	16.39
Sales Tax	Sales Tax calculated by AvaTax on Wed Aug 3 04:29:26 UTC 2022	1	0.00	0.00

SUBTOTAL 115.35

TAX 0.00

TOTAL 115.35

BALANCE DUE **\$115.35**

66A
1.330.572.465

A1A SOLAR
CONTRACTING INCORPORATED

10418 New Berlin Road,
Unit 223
Jacksonville, FL 32226
www.A1Asolar.com
904-468-SUN1

Invoice

Date	Invoice #
8/10/22	18622.SC722

Bill To
eTown Swim & Fitness 4615 US Highway 17, Suite 1 Fleming Island, FL 32003

Terms	P.O. No.	Sales Rep
Due on receipt		PW
Description	Qty	Amount
Service Call: on July 21, 2022 Relocated Envoy and microinverter work	1	600.00
Exempt from Sales Tax		0.00
Bad microinverter → Solar panels were not communicating. 1.320.572.460 110A		
Why pay for energy when sunshine is free?		Total Payments \$0.00
		Balance Due \$600.00

Shade America, Inc.
3604 Harbor Drive
Saint Augustine, FL 32084
US
(904)217-0516
sholton.shadeamerica@outlook.com
<http://www.shadeamerica.com>
m 904-503-6599



Invoice 1864

BILL TO

Marcy Pollicino
Cypress Bluff CDD - eTown
Playground Shade
10571 eTown Parkway
Jacksonville, FL 32256

DATE
08/03/2022

PLEASE PAY
\$6,140.00

DUE DATE
08/03/2022

DESCRIPTION	QTY	RATE	AMOUNT
Deposit 50% Deposit Due on 30' x 30' x 35' Triangular Shade Sail, using Galvanized Steel Poles and Frame. Color to match existing shade structure on playground. Balance Due Upon Completion = \$6,140.00	1	6,140.00	6,140.00

toddler shade

113A

TOTAL DUE

\$6,140.00

THANK YOU.



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

August 09, 2022
Project No: 13102.26002
Invoice No: 0204271

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

Services this month include:

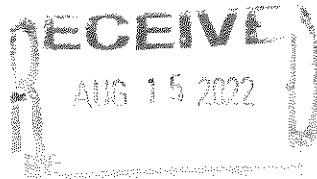
1. E-Town/9B landscape revisions for Mikey White.

-Brad W.

Professional Services rendered through July 30, 2022

Professional Personnel

		Hours	Rate	Amount
Principal - Vice President				
Weeber, Bradley	7/30/2022	1.50	244.00	366.00
Totals		1.50		366.00
Total Labor				366.00
Invoice Total this Period				<u><u>\$366.00</u></u>



1,310.573.311
6A

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-646-9485
CA-0002684 LC-0000316

M&G Holiday Lighting

4845 Belle Terre Pkwy
Palm Coast, FL 32164 US
mgbusinessventures@gmail.com

**INVOICE**

BILL TO
E-Town
E-Town - Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

INVOICE 1713
DATE 08/18/2022
TERMS Due on receipt
DUE DATE 08/18/2022

Mail to vendor, GP + Holiday dec.

DATE		DESCRIPTION	QTY	RATE	AMOUNT	
		Holiday Lighting - Reinstall	Install C7 WW lights to the tops of the 2 small outer columns	0.50	170.50	85.25
		Holiday Lighting - Reinstall	Install C7 WW lights to the front and side facias of the upper peak	0.50	207.00	103.50
		Holiday Lighting - Reinstall	Install C7 WW lights to the "e" neighborhood sign	0.50	181.00	90.50
		Holiday Lighting - Reinstall	nstall 48" pre lit wreath with bow (standard red velvet) below the "e" neighborhood sign	0.50	103.88	51.94
		Holiday Lighting - Reinstall	Install C7 WW lights to the forward facing horizontal facia at the base of the covered 2nd level deck	0.50	43.50	21.75
		Shipping	Shipping of new product	0.50	2.50	1.25
		Miscellaneous - Wire - Plugs, Supplies, etc	Miscellaneous - Wire - Plugs, Supplies, etc	0.50	75.00	37.50
		Removal	Removal of Lights and Decor at the end of the season	0.50	250.00	125.00
		Storage	Storage of Holiday lights and decor till the next season	0.50	75.00	37.50
		Equipment charges	Boom Rental for Install and Removal	0.50	300.00	150.00

BALANCE DUE

\$704.19

1,320.572.495

87A

Holiday lights



Original Bill

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

Bill Number BP64007937A
Bill Date 8/8/2022
Due Date 9/6/2022
Terms Net 30
Sales Order SP64007937
Sales Person Blair Wygle

Sold To

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

Shipped To

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

Customer Reference: eTown Name Tags & Apparel

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount		
	Plastic Name Tags Size: 1.25" x 3"	1	1	0	19.8500	Each	-	\$19.85		
	Employee: DeWitt Hughes Magnetic Backing upgrade	1	1	0	1.7500	Each	-	\$1.75		
K574	Port Authority Digi Heather Performance Polo. Color: <i>Dress Blue Navy</i> : 2 - S	2	2	0	33.4900	Each	-	\$66.98		
OE700	OGIO ENDURANCE Fulcrum Full-Zip. Color: <i>Gear Grey</i> : 1 - S	1	1	0	74.4900	Each	-	\$74.49		
C852	Port Authority Sandwich Bill Cap. Color: <i>Navy/White</i> : 1 - OSFA	1	1	0	21.4900	Each	-	\$21.49		
P160	Hanes - EcoSmart Crewneck Sweatshirt. Color: <i>Navy</i> : 1 - S	1	1	0	27.4900	Each	-	\$27.49		
Line-Item Total		Freight Amount		Tax Amount		Sub Total		Deposits	Credits/Discounts	Amount Due:
\$212.05		\$33.90		-		\$245.95		-	-	\$245.95 USD

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

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

Thank you for your business!

1,330,572.465
641A

Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64007937A	8/8/2022	\$245.95 USD

BILL TO:

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

PLEASE SEND PAYMENT TO:

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



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: 19074274
DATE: 8/16/2022
ORDER: 19074274

Bill To: [415357]

Recharge at E-town Amenity Center
10571 E-town Pkwy
Jacksonville, FL 32256-5841

Work Location: [415357] 904-710-9348

Recharge at E-town Amenity Center
10571 E-town Pkwy
Jacksonville, FL 32256-5841

approved

Work Date	Time	Target Pest	Technician	Time In
8/16/2022	12:37 PM	ANTS, ROACH, WASP		12:37 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/16/2022		01:07 PM

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

SSA
1.320.572.470

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



Invoice

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

Invoice # 401793
Date 7/31/2022

Terms
Due Date 8/31/2022

Memo

Bill To

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

Description	Quantity	Rate	Amount
Billable Expenses			
Pool Supplies #340900			329.20
Total Billable Expenses			329.20

Total \$329.20

37A

1,320,572.460

EMAIL



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

Invoice	007053
Document	787255
Date	07/19/22
Print Time	8:38PM

Sold To:	340905 VESTA PROPERTY SVCS NOTAX 245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202	PHONE: 904-355-1831	Ship To:	SAME VESTA PROPERTY SVCS NOTAX 245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202
-----------------	--	---------------------	-----------------	--

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
CYPRESS BLUFF	ZNC	9:56AM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:
Order Date	Carrier	Ship Date	Order Picked Up By:	Order Delivered By:
07/18/22	COUNTER	07/19/22		Route: CTR

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
1		1	HH1508COMP	EA	HAMMERHEAD SUPER FINE DEBRIS BAG WITH CLEAT		30.20	30.20
1		1	LO-ACC010	EA	LO-CHLOR PHOSPHATE TEST STRIPS (50 PER BOTTLE)		15.65	15.65
3		3	LO-PHOS-MAX-G	EA	LO-CHLOR LO-PHOS MAX PHOSPHATE REMOVER 1 GALLON JUG		94.45	283.35

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

RECEIVED BY:
PLEASE SIGN AND PRINT NAME IN BLACK INK

PAYMENT RECEIVED

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

Subtotal	329.20
Discount/Fa	
Taxable Subtotal	329.20
Tax	.00
Freight	.00
Total	329.20

