

*Cypress Bluff
Community Development District*

February 28, 2023

AGENDA

**Cypress Bluff
Community Development District**

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

February 21, 2023

Board of Supervisors
Cypress Bluff Community Development District
Staff Call In #: 1-877-304-9269 Code 1655232

Dear Board Members:

The Cypress Bluff Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, February 28, 2023 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisor Cellar
 - B. Consideration of Resolution 2023-04, Designating Officers
- IV. Approval of Minutes of the December 20, 2022 Board of Supervisors Meeting
- V. Consideration of Amendment to Professional Engineering Services Agreement with England Thims & Miller for Continuing Contractual Services
- VI. Discussion of RFP for Landscape Maintenance Services
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Consideration of Requisitions 46 (Series 2019), 1 (Series 2021) and 1 (Series 2022A)
 - C. District Manager
 - D. General Manager
 1. Report

2. Proposals for Rooftop Patio Stairs and Drip Edge

VIII. Financial Reports

A. Financial Statements as of January 31, 2023

B. Check Register

IX. Other Business

X. Supervisor's Requests and Audience Comments

XI. Next Scheduled Meeting – March 28, 2023 at 1:30 p.m. at the eTown Welcome Center

XII. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2023-04

**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. Jim Perry is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Jim Oliver, Darrin Mossing, Daniel Laughlin, Marilee Giles & Howard McGaffney is appointed Assistant Treasurer.

Jim Oliver, Darrin Mossing, Daniel Laughlin, Marilee Giles & Howard McGaffney is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 28TH DAY OF FEBRUARY, 2023.

ATTEST

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, December 20, 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 |
| Chris Price | Supervisor |
| John Hewins | Supervisor |

Also present were:

| | |
|-----------------|-----------------------------|
| Jim Perry | District Manager |
| Katie Buchanan | District Counsel (by phone) |
| Marcy Pollicino | Vesta Property Services |
| Dana Harden | Vesta Property Services |

The following is a summary of the discussions and actions taken at the December 20, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Perry noted the newly elected supervisors are Mr. Ray, Mr. Cellar and Mr. Hewins with Mr. Ray and Mr. Cellar receiving four-year terms and Mr. Hewins receiving a two-year term. Oaths were administered to Mr. Ray and Mr. Hewins. Mr. Cellar was not present.

B. Consideration of Resolution 2023-02, Canvassing and Certifying the Results of the Landowner's Election

On MOTION by Mr. Ray seconded by Mr. Price with all in favor Resolution 2023-02, canvassing and certifying the results of the landowner’s election was approved.

C. Consideration of Resolution 2023-03, Designating Officers

Mr. Perry noted the current slate of officers is Mr. Ray as Chair, Mr. Holmes as Vice Chair, Mr. Perry as Secretary and Treasurer, Mr. Price, Mr. Cellar and Mr. Hewins as Assistant Secretaries, and from the district manager’s office, Mr. Darrin Mossing, Ms. Marilee Giles, Mr. Daniel Laughlin and Mr. Jim Oliver as Assistant Secretaries and Assistant Treasurers. Mr. Ray stated his preference for maintaining the current slate of officers.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor Resolution 2023-03, designating officers as listed above was approved.

FOURTH ORDER OF BUSINESS Minutes

A. Approval of Minutes of the November 15, 2022 Board of Supervisors Meeting

There were no comments on the minutes.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the minutes of the November 15, 2022 meeting were approved as presented.

B. Acceptance of Minutes of the November 22, 2022 Landowner’s Election/Meeting

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the minutes of the November 22, 2022 landowner’s meeting were accepted as presented.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. General Manager - Report

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

SIXTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Income Statement

Mr. Perry provided a brief overview of the financial statements.

B. Check Register

Mr. Perry noted the check register totals \$71,948.60.

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

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Scheduled Meetings – January 24, 2023 at 1:30 p.m. at the eTown Welcome Center

TENTH 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

FIFTH ORDER OF BUSINESS

**AMENDMENT TO PROFESSIONAL ENGINEERING SERVICES AGREEMENT
BETWEEN THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT AND
ENGLAND THIMS & MILLER, INC. FOR CONTINUING CONTRACTUAL SERVICES**

THIS AMENDMENT (“Amendment”) made and entered into effective the 1st day of January 2023, by and between:

Cypress Bluff Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Jacksonville, Florida, with a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

England Thims & Miller, Inc., a Florida corporation, providing professional engineering services with a mailing address of 14775 St. Augustine Road, Jacksonville, Florida 32258 (“Engineer”).

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District and Engineer previously entered into that certain *Professional Engineering Services Agreement* dated October 23, 2018 (“**Agreement**”); and

WHEREAS, pursuant to the Agreement terms, the parties wish to amend the Agreement in order to revise the Engineer Rate Schedule attached to the Agreement as Schedule A; and

WHEREAS, each of the parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Engineer agree as follows:

SECTION 1. The recitals stated above are true and correct and are incorporated by reference as a material part of this Amendment.

SECTION 2. The Agreement is hereby amended to replace, in its entirety, the Rate Schedule attached to the Agreement as Schedule A with the Revised Rate Schedule attached to this Amendment as **Exhibit A**.

SECTION 3. All remaining terms and conditions of the Agreement are hereby adopted, reaffirmed and incorporated as if restated herein.

IN WITNESS WHEREOF, the parties execute this Amendment the day and year first written above.

Attest:

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Attest:

ENGLAND THIMS & MILLER, INC.

Witness

By: _____
Its: _____

Exhibit A: Revised Rate Schedule

EXHIBIT A
Revised Rate Schedule

| | | |
|---|----------|------|
| CEO/CSO..... | \$400.00 | /Hr. |
| President..... | \$350.00 | /Hr. |
| Executive Vice President..... | \$335.00 | /Hr. |
| Vice President | \$260.00 | /Hr. |
| Senior Engineer/ Senior Project Manager..... | \$215.00 | /Hr. |
| Project Manager..... | \$200.00 | /Hr. |
| Director..... | \$185.00 | /Hr. |
| Engineer..... | \$175.00 | /Hr. |
| Assistant Project Manager | \$155.00 | /Hr. |
| Senior Planner /Planning Manager..... | \$200.00 | /Hr. |
| Senior Environmental Scientist..... | \$215.00 | /Hr. |
| Planner..... | \$163.00 | /Hr. |
| CEI Senior Project Engineer..... | \$230.00 | /Hr. |
| CEI Project Manager/Project Administrator..... | \$184.00 | /Hr. |
| CEI Senior Inspector | \$163.00 | /Hr. |
| CEI Inspector | \$132.00 | /Hr. |
| Senior Landscape Architect..... | \$184.00 | /Hr. |
| Landscape Architect..... | \$165.00 | /Hr. |
| Senior Technician/Senior Specialist..... | \$163.00 | /Hr. |
| GIS Program Manager..... | \$180.00 | /Hr. |
| GIS Analyst | \$140.00 | /Hr. |
| GIS Consultant..... | \$150.00 | /Hr. |
| Senior Engineering Designer / Senior LA Designer..... | \$160.00 | /Hr. |
| Engineering Intern | \$140.00 | /Hr. |
| Engineering/Landscape Designer..... | \$140.00 | /Hr. |
| CADD/GIS Technician..... | \$132.00 | /Hr. |
| Project Coordinator / CSS..... | \$100.00 | /Hr. |
| Administrative Support..... | \$95.00 | /Hr. |

SEVENTH ORDER OF BUSINESS

B.

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019
Acquisition and Construction**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **46**
- (B) Name of Payee: **Parc Land Management, LLC
4314 Pablo Oaks Court
Jacksonville, FL 32254**
- (C) Amount Payable: **\$ 4,872.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Project Services Agreement (Partial Payment)
(Quarters 1 – 4- 2022)**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2019 Sold
Parcels Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.


Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**


By: _____
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

From: Courtney Hogge chogge@gmsnf.com 
Subject: Fwd: Cypress Bluff CDD
Date: February 24, 2023 at 1:35 PM
To:



----- Forwarded message -----

From: Anne Klinepeter <Anne@parcgroup.net>
Date: Wed, Feb 15, 2023 at 9:55 AM
Subject: FW: Cypress Bluff CDD
To: david@nocatee.com <david@nocatee.com>

David,

Please see below. I had been sending it to old email address.

Thanks,
Anne

From: Anne Klinepeter
Sent: Wednesday, October 5, 2022 9:17 AM
To: David Ray <David@parcgroup.net<mailto:David@parcgroup.net>>
Subject: Cypress Bluff CDD

David,

Cypress Bluff CDD paid The PARC Group, Inc./PARC Land Management, LLC \$20,000.00 on 12/13/21 by check #0002054911 for Quarters 1-4 2021 at \$5,000 per quarter.

Cypress Bluff CDD owes The PARC Group, Inc. \$20,000 for Quarters 1-4 2022 as \$5,000 per quarter.

Please submit for payment.

Thanks,
Anne

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FIRST AMENDMENT TO PROJECT SERVICES AGREEMENT

THIS FIRST AMENDMENT ("First Amendment") is effective as of January 1, 2020, by and between:

The PARC Group, Inc., a Florida corporation, and **PARC Land Management, LLC**, a Florida limited liability company (collectively, "PARC"); and

Cypress Bluff Community Development District, a special-purpose unit of local government established pursuant to Chapter 190, Florida Statutes ("District").

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, because the District is charged with the supervision of the works of the District including the hiring or provision of employees and other personnel, on or around March 12, 2019, the District and PARC entered into *Project Services Agreement*, incorporated by reference herein ("Agreement"), to obtain assistance from PARC in connection with various District projects and activities ("Project Services"); and

WHEREAS, Section 21 of the Agreement provides that the Agreement may be amended by an instrument in writing executed by both the District and the Contractor; and

WHEREAS, the parties desire to amend Section 5A of the Agreement to amend the compensation for the Project Services by and through this First Amendment; and

WHEREAS, each of the parties has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each of the parties has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each of the parties hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and PARC agree as follows:

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this First Amendment.

SECTION 2. Section 5A of the Agreement is hereby amended as follows to amend the compensation for the Project Services referenced-above:


For and in consideration of the services to be furnished to the District by PARC pursuant to this Agreement, effective January 1, 2020, the District shall pay

PARC \$5,000.00 per calendar quarter during the term of this Agreement (prorated for any partial quarter), which amount shall include reimbursable expenses.

SECTION 3. Except as specifically amended above, the Agreement shall remain in full force and effect, unaltered by this First Amendment.

IN WITNESS WHEREOF, the parties execute this First Amendment the day and year first written above.

Attest:



Maurice Rudolph

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**




Signature
RICHARD T. RAY

Printed Name
CHAIRMAN


Title

Attest:



MICHAEL OSTEEN

THE PARC GROUP, INC., a Florida corporation




Signature
Roger M. O'Steen

Printed Name


Title

Attest:



MICHAEL OSTEEN

PARC LAND MANAGEMENT, LLC, a Florida limited liability company



Signature
Roger M. O'Steen

Printed Name

Title

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021
Acquisition and Construction**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **1**
- (B) Name of Payee: **Parc Land Management, LLC
4314 Pablo Oaks Court
Jacksonville, FL 32254**
- (C) Amount Payable: **\$ 5,363.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Project Services Agreement (Partial Payment)
(Quarters 1 – 4- 2022)**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2021
Acquisition and Construction**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

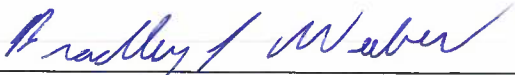
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**


By: _____
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

From: Courtney Hogge chogge@gmsnf.com 
Subject: Fwd: Cypress Bluff CDD
Date: February 24, 2023 at 1:35 PM
To:



----- Forwarded message -----

From: Anne Klinepeter <Anne@parcgroup.net>
Date: Wed, Feb 15, 2023 at 9:55 AM
Subject: FW: Cypress Bluff CDD
To: david@nocatee.com <david@nocatee.com>

David,

Please see below. I had been sending it to old email address.

Thanks,
Anne

From: Anne Klinepeter
Sent: Wednesday, October 5, 2022 9:17 AM
To: David Ray <David@parcgroup.net<mailto:David@parcgroup.net>>
Subject: Cypress Bluff CDD

David,

Cypress Bluff CDD paid The PARC Group, Inc./PARC Land Management, LLC \$20,000.00 on 12/13/21 by check #0002054911 for Quarters 1-4 2021 at \$5,000 per quarter.

Cypress Bluff CDD owes The PARC Group, Inc. \$20,000 for Quarters 1-4 2022 as \$5,000 per quarter.

Please submit for payment.

Thanks,
Anne

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Cypress Bluff Community Development District, a special-purpose unit of local government established pursuant to Chapter 190, Florida Statutes ("District").

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, because the District is charged with the supervision of the works of the District including the hiring or provision of employees and other personnel, on or around March 12, 2019, the District and PARC entered into *Project Services Agreement*, incorporated by reference herein ("Agreement"), to obtain assistance from PARC in connection with various District projects and activities ("Project Services"); and

WHEREAS, Section 21 of the Agreement provides that the Agreement may be amended by an instrument in writing executed by both the District and the Contractor; and

WHEREAS, the parties desire to amend Section 5A of the Agreement to amend the compensation for the Project Services by and through this First Amendment; and

WHEREAS, each of the parties has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each of the parties has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each of the parties hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and PARC agree as follows:

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this First Amendment.

SECTION 2. Section 5A of the Agreement is hereby amended as follows to amend the compensation for the Project Services referenced-above:


For and in consideration of the services to be furnished to the District by PARC pursuant to this Agreement, effective January 1, 2020, the District shall pay

PARC \$5,000.00 per calendar quarter during the term of this Agreement (prorated for any partial quarter), which amount shall include reimbursable expenses.

SECTION 3. Except as specifically amended above, the Agreement shall remain in full force and effect, unaltered by this First Amendment.


IN WITNESS WHEREOF, the parties execute this First Amendment the day and year first written above.

Attest:



Maurice Rudolph

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**




Signature
RICHARD T. RAY

Printed Name
CHAIRMAN


Title

Attest:



MICHAEL OSTEEN

THE PARC GROUP, INC., a Florida corporation




Signature
Roger M. O'Steen

Printed Name


Title

Attest:



MICHAEL OSTEEN

PARC LAND MANAGEMENT, LLC, a Florida limited liability company



Signature
Roger M. O'Steen

Printed Name

Title

**FORM OF REQUISITION
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022A
Acquisition and Construction**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **1**
- (B) Name of Payee: **Parc Land Management, LLC
4314 Pablo Oaks Court
Jacksonville, FL 32254**
- (C) Amount Payable: **\$ 9,765.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Project Services Agreement (Partial Payment)
(Quarters 1 – 4- 2022)**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2022A
Acquisition and Construction**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.


Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**


By: _____
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer

From: Courtney Hogge chogge@gmsnf.com 
Subject: Fwd: Cypress Bluff CDD
Date: February 24, 2023 at 1:35 PM
To:



----- Forwarded message -----

From: Anne Klinepeter <Anne@parcgroup.net>
Date: Wed, Feb 15, 2023 at 9:55 AM
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To: david@nocatee.com <david@nocatee.com>

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Thanks,
Anne

From: Anne Klinepeter
Sent: Wednesday, October 5, 2022 9:17 AM
To: David Ray <David@parcgroup.net<mailto:David@parcgroup.net>>
Subject: Cypress Bluff CDD

David,

Cypress Bluff CDD paid The PARC Group, Inc./PARC Land Management, LLC \$20,000.00 on 12/13/21 by check #0002054911 for Quarters 1-4 2021 at \$5,000 per quarter.

Cypress Bluff CDD owes The PARC Group, Inc. \$20,000 for Quarters 1-4 2022 as \$5,000 per quarter.

Please submit for payment.

Thanks,
Anne

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FIRST AMENDMENT TO PROJECT SERVICES AGREEMENT

THIS FIRST AMENDMENT ("First Amendment") is effective as of January 1, 2020, by and between:

The PARC Group, Inc., a Florida corporation, and **PARC Land Management, LLC**, a Florida limited liability company (collectively, "PARC"); and

Cypress Bluff Community Development District, a special-purpose unit of local government established pursuant to Chapter 190, Florida Statutes ("District").

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, because the District is charged with the supervision of the works of the District including the hiring or provision of employees and other personnel, on or around March 12, 2019, the District and PARC entered into *Project Services Agreement*, incorporated by reference herein ("Agreement"), to obtain assistance from PARC in connection with various District projects and activities ("Project Services"); and

WHEREAS, Section 21 of the Agreement provides that the Agreement may be amended by an instrument in writing executed by both the District and the Contractor; and

WHEREAS, the parties desire to amend Section 5A of the Agreement to amend the compensation for the Project Services by and through this First Amendment; and

WHEREAS, each of the parties has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each of the parties has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each of the parties hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and PARC agree as follows:

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this First Amendment.

SECTION 2. Section 5A of the Agreement is hereby amended as follows to amend the compensation for the Project Services referenced-above:


For and in consideration of the services to be furnished to the District by PARC pursuant to this Agreement, effective January 1, 2020, the District shall pay

PARC \$5,000.00 per calendar quarter during the term of this Agreement (prorated for any partial quarter), which amount shall include reimbursable expenses.

SECTION 3. Except as specifically amended above, the Agreement shall remain in full force and effect, unaltered by this First Amendment.


IN WITNESS WHEREOF, the parties execute this First Amendment the day and year first written above.

Attest:



Maurice Rudolph

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**




Signature
RICHARD T. RAY

Printed Name
CHAIRMAN


Title

Attest:



MICHAEL OSTEEN

THE PARC GROUP, INC., a Florida corporation




Signature
Roger M. O'Steen

Printed Name


Title

Attest:



MICHAEL OSTEEN

PARC LAND MANAGEMENT, LLC, a Florida limited liability company



Signature
Roger M. O'Steen

Printed Name

Title

D.

1.



COMMUNITY MANAGER REPORT 2/28/23
SUBMITTED BY MARCY POLLICINO

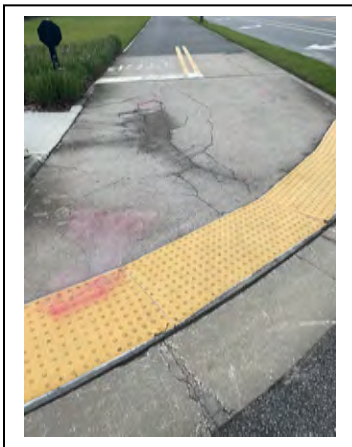
RECHARGE UPDATE:

Pool Trespass Incident 2-6-23

Three males and one female hopped the fence to gain access to the Recharge pool at 6:02am. The individuals swam and hung out on the pool deck. One male was vaping on property. The group exited the property via the Recharge main gate at 6:17am. Property was not damaged. Video surveillance was pulled. Please see the incident report attached.

eTown GOLF CART PATH

Repairs have been completed by Premier American Construction for the damaged golf cart path in front of the Recharge building. Cost: \$8,920.

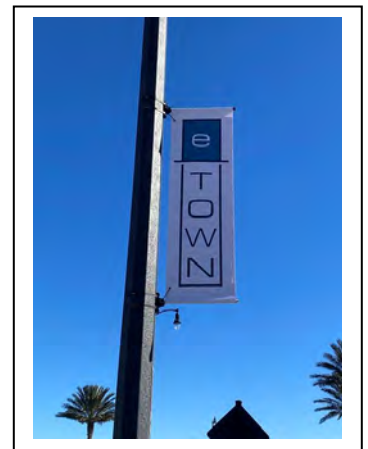
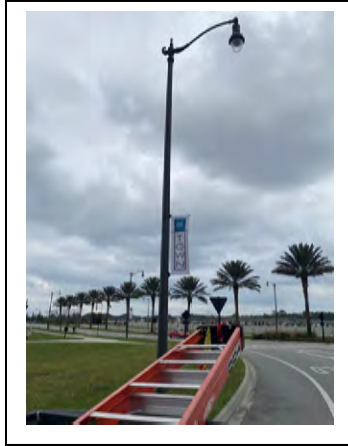


BEFORE



AFTER

Six damaged eTown Parkway flags have been replaced. Cost: \$2,613



Recharge Pool

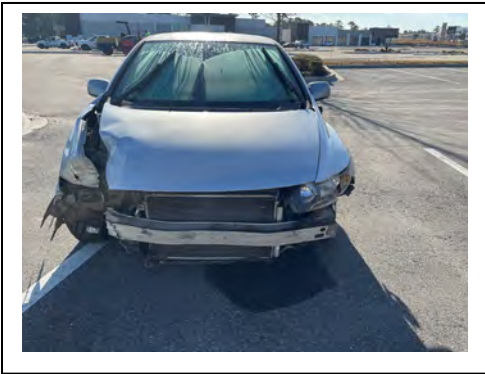
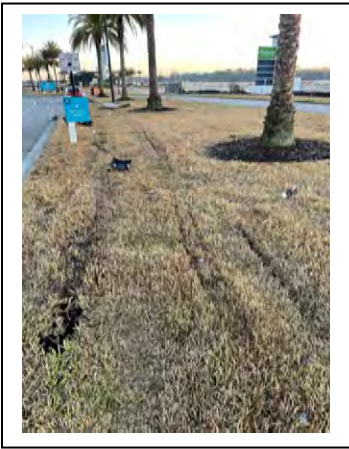
A breaker and the VFD were replaced at the pool due to a blown fuse. This may have been a result of the corrosion discovered on the VFD (which could only be seen upon opening the unit). Cost: \$2,118.71

The chemical feeder was moved outside the pump enclosure to prevent future corrosion (see photos). Cost: \$652.23



Car Accident 1-20-23

A silver Honda Civic crashed into a traffic sign and a neighborhood (marketing) directional sign at the corner of Exchange Place and eTown Parkway. At first sight, this looked to be a “hit and run” as no car was seen on site or found along eTown Parkway. However, the car was discovered hours later at the Welcome Center (abandoned). Police were then notified. A “Damage Property” report was drawn up by the Jacksonville County Sheriff’s office. The report number is 40512. The officer on site was F. Shakibaei badge #84662. Damages incurred were of the traffic sign, the neighborhood directional sign and sod. The traffic sign replacement cost to the CDD: \$1,250. The directional sign is with the developer team. The landscape team raked the sod and filled in gaps with dirt. This area will be monitored for regrowth.



Your Case Information

Law Enforcement Agency: Jacksonville Sheriff's Office (JSO)
Emergency: 911
RSO's Main Emergency: (904) 330-6000
RSO's General Information: (904) 330-7000

Case Number: 40512
Date of Report: 01/20/23
Incident Type: Damage Property

Officer's Name: F. Shakibaei
Officer's ID Number: 84662
VINE Pin Number:

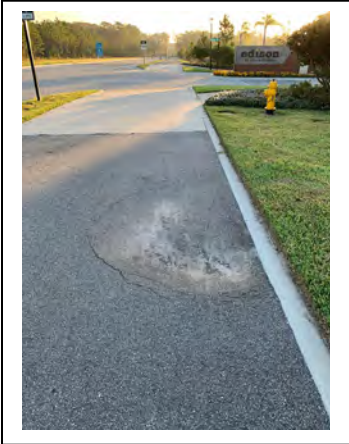
Local Businesses

Domestic Violence
Habitat for Humanity
24 Hour Lockout
(904) 354-3334
1-800-500-3333
TTY: (904) 334-

JSO Jacksonville Sheriff's Office
3141 Southside Blvd. SE
Jacksonville, FL 32217
Phone: (904) 330-6000
Fax: (904) 330-7000
Website: www.jso.com

GLENMONT DRIVE

There are two damaged areas on the golf cart path along Glenmont Drive before the Edison South Entrance. Mikey White at The PARC Group was contacted in regards and instructed Vallencourt to determine the cause. The cause was a broken TEE line for the “sinkhole” and the other was asphalt that had deteriorated. The TEE line fell under May Management’s responsibility. May Management will pay to fix this hole. The second hole falls under the CDD @\$1,000. The repair is in progress.



CDD Responsibility



May Management Responsibility

December Amenity Use:

- Gym door was opened 1,689 times.
- Rear gym door was opened 48 times.
- Main entry gate was opened 1,406 times.
- Main pool gate was opened 150 times.
- Side pool gate was opened 34 times.

January Amenity Use:

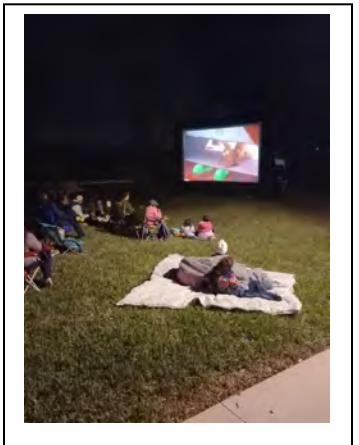
- Gym door was opened 1,902 times.
- Rear gym door was opened 36 times.
- Main entry gate was opened 1,737 times.
- Main pool gate was opened 146 times.
- Side pool gate was opened 20 times.

EVENTS UPDATE:

The Grinch Movie Night

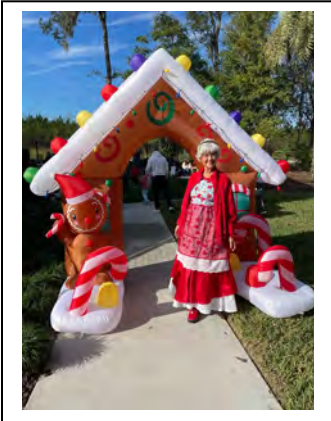
He’s mean and he’s green, but he didn’t stop eTown from having the best “Who-liday”! The Grinch movie was shown on the activity lawn with El Mariachi Loko food truck. 40 +/- residents in attendance.

Reaction on social:



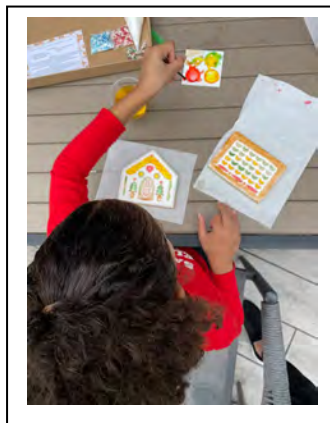
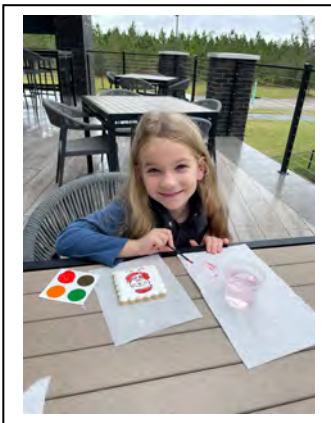
Donuts & Storytelling with Mrs. Claus

Mrs. Claus took a break from the North Pole and paid eTown a visit! She shared stories as well as sang participatory songs with the kids. Residents paid \$15 per family for this event. 40 +/- attended.



Christmas Cookie Painting

Residents were offered a gingerbread house (\$40) or a picture cookie to paint (\$10) for the holidays at cost. Sweet Girls Bakery provided the baked goods. 12 residents painted cookies.



Adult Only Trivia Night

This event was unfortunately cancelled due to stormy weather.

Cardio Dance Fitness

Cardio Dance Fitness class was held on the yoga lawn. This class was held on a Sat morning and Tues evening to determine interest moving forward. Each date/time slot had 5 participants. Due to interest received, class registration is being held to start a monthly class in March.



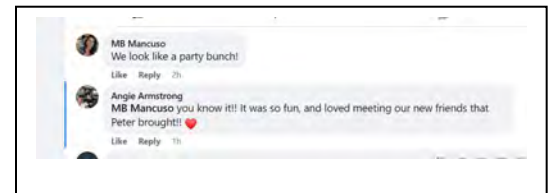
Food Truck Friday

Unfortunately, the food truck was a no show. However, the magician did perform for those on site (walk around magic only).

Wine and Chocolate Pairing

Residents paid \$20 to enjoy 3 glasses of wine paired with different chocolates in celebration for Valentine's Day. Mr. Bartender hosted the event with 41 participants.

Reaction on social:



Icemen Group Outing

Discount Icemen tickets were offered for purchase. Seats were grouped together for eTown residents. 18 attended the game.

Beginner Golf Lessons

Skyhawks Academy will host beginning golf lessons for kids 5-10 years old. This session is limited to 9 and did sell out! Residents paid \$99 for the session with 10% of profits going back to the CDD (\$62).

Sweet Treats for Your Cupcake

DNP Cupcakery stopped by Recharge on Valentine's Day for cupcakes sales. Residents were able to pre-order or walk up and purchase. The truck was steady all night!

FEBRUARY EVENTS: Food Truck Friday

MARCH EVENTS: Beer 101 Class, Havana Nights, Dance Fitness, Family Movie Night, St Patrick's Day Food Truck Friday, Yappy Easter, and Business Networking

ACTION ITEMS

PALM TREES

Multiple palm trees along eTown Parkway and in the Menlo area had fronds trimmed due to damage from the cold snap. See proposal attached. Cost: \$3,705 (This job has been completed.)

ROOFTOP PATIO STAIRS AND DRIP EDGE

Recap December 2022 report: The rooftop patio stairs have a tendency for the paint to break down and rust to come through due to rain and heavy use. These stairs were painted free of charge under warranty in the Spring. The paint did not last one year with rust again starting to seep through. Photo examples:



TOP OF STAIRS



TOP OF STAIRS



BOTTOM OF STAIRS

Also, rain and elements have caused deterioration of the drip edge along the base of the rooftop patio. Photo examples:



DRIP EDGE



DRIP EDGE

Carlton Construction was consulted (on the drip edge) and suggested painting the panels with the same paint that is being proposed for the staircases in hopes of preventing further corrosion. Three quotes have been obtained to paint the stairs and drip panels. Epoxy or marine paint have been suggested in hopes the stairs will not have to be painted every year, but every few years. See three quotes attached. Scope of work is similar in each proposal:

1. Strip paint and grind down rust
2. Prep for paint
3. Paint

Color Wave: \$7,285

*Epoxy paint

*Vendor originally painted the stairs (hired by Carlton Construction)

Premier Construction: \$7,580

*Marine macropoxy paint

Investment Painting: \$8,250

*Industrial 2 part marine paint

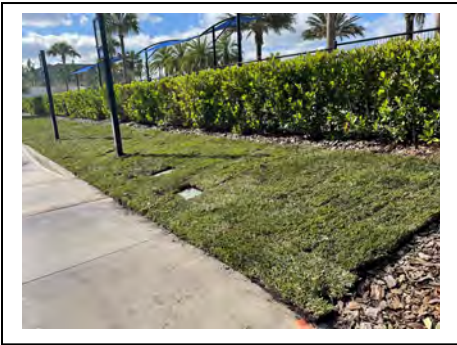
LANDSCAPE REPORT

1. The Sun State account manager for eTown has left his position. See letter attached. Sun State is in the process of finding a new manager.
2. Bushes and all plants at Recharge were trimmed and cut back due to the loss of foliage from the cold snap.

3. Playground mulch was touched up at no cost. This will be the only “no cost” touch up we receive. As indicated in the July 2022 report, this will be a yearly maintenance cost at \$8,525 (cost was approved).



4. New sod was placed at Recharge at no cost:



CBCDD Incident Report | 2023

Date of Incident: 2/6/23

Time of Incident: 6:02 AM

Location of Incident: Recharge Pool

Name of Individual: Non-residents/No Names

Phone Number: N/A

CBCDD Resident: No

Were the police contacted? No

Name of witness: Nora Robertson (resident)

Phone Number: 904-710-2877

Description of Incident:

Nora Robertson sent community manager, Marcy Pollicino, an email this morning regarding individuals in the Recharge pool at 6:15am. The email read:

Hey Marci!

Very odd on my walk this am. After I passed recharge going toward Marconi where I turn around, a truck came by w 2 people in the back bed of the truck. We thought they were workers. Heading back by recharge on the way back those same people were at the pool. The lady was in the pool. There was a talker heavier guy and smaller guy standing outside the pool. One of the guys were getting in. We then saw them drive pass us and go around the circle. Heard them yell after they were out of site.

Not sure how they got in the pool area or what they were doing. Not sure if there or cameras but wanted you to be aware

Thanks

Nora

Marcy Pollicino proceeded to pull the video from the surveillance cameras.

At 6:01am a gray pickup truck pulled into the Recharge parking lot. An individual in a white sweatshirt was riding in the back. At 6:02 am an African American male wearing a black t-shirt hops the fence at Recharge (off camera) and walks onto the pool deck. He proceeds to dive into the pool. At 6:04am a Caucasian female in a black and red flannel with a white tank top along with a Caucasian male wearing a black t-shirt and blue baseball cap approach the Recharge front gate. They cannot open the gate. The female proceeds to go over the top of the gate. The male walks off. By 6:07am all males are now on the pool deck, and it is assumed they all jumped the fence (off camera). There are three males: one Caucasian and two African American. One African American male wearing a black t-shirt opens the pool main gate

to let in the female. The party proceeds to go into the pool. A white Caucasian male was vaping. The entire party hung out until 6:17am. They left through the Recharge main gate. Property was not damaged.

Side note:

Two residents were in the gym during this time but did not report the incident.

Rebecca Bullard

Beth Goodloe



Marcy Pollicino

Employee Name

Date

1/6/23

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.



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

Attn: Marcy Pollicino

RE: Tree Limb Removal
Date: 12/16/2022

PROPOSAL

Landscaping:

Remove two large broken, fallen hangers in 96 Medjool/Sylvester Palm Trees on the property
Haul away debris.

Total: \$ 3,705.00

Richard Smith
General Maintenance Manager

Manager Signature



E - Town Recharge
11003 eTown Parkway,
Jacksonville, FL 32256

Re: Change in Management

Dear Marcy,

Please be advised that Richard Smith is no longer with the company. We are finalizing our negotiations with his replacement and anticipate his start date in mid-January. I will be setting up a meeting with you to introduce his replacement when he arrives in mid-January. You can call me directly with any issues or concerns. I wish you and your family a Merry Christmas and a Happy New year.

Cell: 904-699-3003

Email: sunstatenursery@aol.com

Sincerely,

Paul Kassab, RLA

President

2.



"Leave it to **COLOR WAVE** for High Quality Work"

ESTIMATE

SINCE 1996

Color Wave Painting and Décor Inc.
3751 Sanctuary Way N.
Jacksonville Beach, FL. 32250
P: 904-242-0111/F: 904-242-0113
colorwaveinc@aol.com

ESTIMATE#: 4462
DATE: February 14, 2023
SCOPE: **PAINTING**

TO: **MARCY POLLICINO**

PROJECT: **ETOWN RECHARGE**

REVISED

| ESTIMATOR | ESTIMATE | PAYMENT METHOD |
|-----------|-------------------|--------------------|
| JOHN RIOS | \$7,285.00 | NET 30 DAYS |

| LINE ITEM | DESCRIPTION | UNIT PRICE | LINE TOTAL |
|-----------|--|------------|------------|
| | EXTERIOR METAL STAIRS & ROOF METAL FLASHING | | |
| #1 | MECHANICALLY GRIND RUST | | |
| #2 | SPOT PRIME WITH UNIVERSAL PRIMER | | |
| #3 | PAINT STAIRS WITH ACROLON 2 PARTS EPOXY | | |
| #4 | SEAL STAIR CONCRETE STEPS & LANDINGS WITH SOLVENT | | |
| | BASE SEALER | | |
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(MEMO)

INCLUDES, LABOR, MATERIALS AND EQUIPMENT

| | |
|-------------|-------------------|
| SUBTOTAL | \$7,285.00 |
| TAXES | INCLUDED |
| PAYMENT DUE | \$7,285.00 |

**BETTER BUSINESS BUREAU
A+ ACCREDITED BUSINESS**



License # CBC1260724 – CUC1225348 – FPC21-000104

Email: office@pacbuildersinc.com

Business Address: 4613 U.S. Highway 17
Fleming Island, FL 32003

Mailing Address: PO Box 8668
Fleming Island, FL 32006

Proposal

Proposal Date: 2/14/23

Submitted To: Cypress Bluff CDD
Address
Jacksonville, FL

Project Location: Recharge at eTown
10571 E-Town Pkwy
Jacksonville, FL

Scope of Work:

- Mobilization
- Clean and prep surface per manufactures specifications (no primer coat)
- Apply system coating per manufactures specs
- Use of 2 stage single coat application of Acrolon.
- All area to be protected and cleaned after application.
- B65BW00721 – Pro industrial Acrolon 100 Polyurethane (Part A) Black
- B65V00600 – Acrolon 218 HS Polyurethane Gloss (Part B) Hardner

...\$5,585.00

- Same scope of work for the black drip edge.
- ...\$1,995.00



Investment Painting Of North Florida

Marcy Pollicino
 Recharge Amenity Center eTown
 10571 E-Town Parkway
 Jacksonville, FL 32256

☎ (904) 710-9348
 ✉ Recharge@etownjax.com

| | |
|---------------|-------------------|
| ESTIMATE | #13093 |
| ESTIMATE DATE | Feb 14, 2023 |
| TOTAL | \$8,250.00 |

CONTACT US

229 S Torwood Drive
 Saint Johns, FL 32259

☎ (904) 307-6649
 ✉ Investmentpaintingfl@yahoo.com

ESTIMATE

| Services | qty | unit price | amount |
|---|-----|------------|-------------------|
| Exterior painting quote steps Apply stripper to steps on both sides of staircases to remove existing coating and Sand blast both sides of steps to remove rust off metal. Prep areas for coating and coat metal parts of steps only on front and back sides with sherwin Williams industrial 2 part marine coating sherloxane 800 which is a hybrid Benefits Effective long-term corrosion control and weather-ability Price includes labor materials and taxes. | 1.0 | \$7,400.00 | \$7,400.00 |
| Exterior Painting Quote to Paint drip edge black to black on side of upper deck 3 sides Prep and paint drip edge with 2 part industrial sherloxane 800 coating to help with corrosion issue. Price in Includes labor materials and taxes approx 200 In ft | 1.0 | \$850.00 | \$850.00 |
| Services subtotal: | | | \$8,250.00 |
| Subtotal | | | \$8,250.00 |
| Total | | | \$8,250.00 |

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!
To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 and at that time you will receive a tentative date for your approved job.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.
Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!

EIGHTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
January 31, 2023



Cypress Bluff
Community Development District
Combined Balance Sheet
January 31, 2023

Governmental Fund Types

| | <u>General</u> | <u>Debt Service</u> | <u>Capital Projects</u> | <u>Totals</u> <u>(Memorandum Only)</u> |
|--|--------------------|---------------------|-------------------------|---|
| Assets: | | | | |
| Cash | \$272,545 | --- | --- | \$272,545 |
| Investments: | | | | |
| Series 2019 | | | | |
| Reserve | --- | \$363,571 | --- | \$363,571 |
| Principal | --- | \$2 | --- | \$2 |
| Revenue | --- | \$709,774 | --- | \$709,774 |
| Interest | --- | \$3 | --- | \$3 |
| Prepayment | --- | \$12 | --- | \$12 |
| Acquisition & Construction- Parcel E3A | --- | --- | \$4 | \$4 |
| Acquisition & Construction- Parcel E7A | --- | --- | \$1 | \$1 |
| Acquisition & Construction- Sold Parcels | --- | --- | \$5,869 | \$5,869 |
| Acquisition & Construction | --- | --- | \$4,060 | \$4,060 |
| Due from General Fund | --- | \$10,781 | --- | \$10,781 |
| Series 2020 | | | | |
| Reserve | --- | \$250,683 | --- | \$250,683 |
| Revenue | --- | \$446,224 | --- | \$446,224 |
| Acquisition & Construction- Parcel E7C | --- | --- | \$335 | \$335 |
| Acquisition & Construction- Sold Parcels | --- | --- | \$197 | \$197 |
| Due from General Fund | --- | \$4,363 | --- | \$4,363 |
| Series 2020A | | | | |
| Reserve | --- | \$215,446 | --- | \$215,446 |
| Revenue | --- | \$413,482 | --- | \$413,482 |
| Principal | --- | \$2 | --- | \$2 |
| Interest | --- | \$2 | --- | \$2 |
| Prepayment | --- | \$29 | --- | \$29 |
| Acquisition & Construction | --- | --- | \$260 | \$260 |
| Cost of Issuance | --- | --- | \$9,565 | \$9,565 |
| Due from General Fund | --- | \$6,289 | --- | \$6,289 |
| Series 2021 | | | | |
| Reserve | --- | \$57,625 | --- | \$57,625 |
| Revenue | --- | \$114,684 | --- | \$114,684 |
| Acquisition & Construction | --- | --- | \$5,363 | \$5,363 |
| Due from General Fund | --- | \$184 | --- | \$184 |
| Due from Other | \$747 | --- | --- | \$747 |
| Assessment Receivable | --- | \$21,501 | --- | \$21,501 |
| Investment-SBA | \$756,888 | --- | --- | \$756,888 |
| Prepaid Expenses | \$145 | --- | --- | \$145 |
| Total Assets | \$1,030,325 | \$2,614,658 | \$25,654 | \$3,670,637 |
| Liabilities: | | | | |
| Accounts Payable | \$8,555 | --- | --- | \$8,555 |
| Due to Debt Service SE 2019 | \$10,781 | --- | --- | \$10,781 |
| Due to Debt Service SE 2020 | \$4,363 | --- | --- | \$4,363 |
| Due to Debt Service SE 2020A | \$6,289 | --- | --- | \$6,289 |
| Due to Debt Service SE 2021 | \$184 | --- | --- | \$184 |
| Due to Other | \$7,897 | --- | --- | \$7,897 |
| Fund Balances: | | | | |
| Nonspendable | \$145 | --- | --- | \$145 |
| Restricted for Debt Service | --- | \$2,614,658 | --- | \$2,614,658 |
| Assigned | \$30,715 | --- | --- | \$30,715 |
| Unassigned | \$961,397 | --- | \$25,654 | \$987,051 |
| Total Liabilities and Fund Equity | \$1,030,325 | \$2,614,658 | \$25,654 | \$3,670,637 |

Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending January 31, 2023

| Description | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/23 | ACTUAL THRU 1/31/23 | VARIANCE |
|----------------------------------|-------------------|------------------------------------|------------------------|-----------------|
| Revenues: | | | | |
| Assessments-Tax Roll | \$710,675 | \$689,725 | \$689,725 | \$0 |
| Assessments-Direct | \$196,500 | \$169,000 | \$169,000 | \$0 |
| Interest-SBA | \$1,000 | \$1,000 | \$4,004 | \$3,004 |
| Other Revenues | \$20,000 | \$6,667 | \$5,724 | (\$943) |
| Total Revenues | \$928,175 | \$866,391 | \$868,453 | \$2,062 |
| Expenditures | | | | |
| Administrative | | | | |
| Supervisor Fees | \$12,000 | \$4,000 | \$2,200 | \$1,800 |
| FICA Expense | \$918 | \$306 | \$153 | \$153 |
| Engineering | \$5,000 | \$1,667 | \$438 | \$1,229 |
| Arbitrage | \$2,400 | \$800 | \$600 | \$200 |
| Dissemination Agent | \$6,000 | \$2,000 | \$2,200 | (\$200) |
| Attorney | \$15,000 | \$5,000 | \$1,622 | \$3,378 |
| Annual Audit | \$8,000 | \$2,667 | \$0 | \$2,667 |
| Assessment Roll | \$10,000 | \$10,000 | \$10,000 | \$0 |
| Trustee Fees | \$19,000 | \$12,660 | \$12,660 | \$0 |
| Management Fees | \$49,140 | \$16,380 | \$16,380 | \$0 |
| Information Technology | \$2,500 | \$833 | \$833 | \$0 |
| Website Maintenance | \$1,250 | \$417 | \$417 | (\$0) |
| Telephone | \$500 | \$167 | \$28 | \$139 |
| Postage | \$1,500 | \$500 | \$453 | \$47 |
| Printing & Binding | \$2,500 | \$833 | \$438 | \$395 |
| Insurance | \$6,684 | \$6,684 | \$5,988 | \$696 |
| Legal Advertising | \$2,500 | \$833 | \$539 | \$294 |
| Other Current Charges | \$1,000 | \$333 | \$0 | \$333 |
| Office Supplies | \$600 | \$200 | \$61 | \$139 |
| Dues, Licenses & Subscriptions | \$175 | \$175 | \$175 | \$0 |
| Total Administrative | \$146,667 | \$66,455 | \$55,185 | \$11,270 |
| Grounds Maintenance | | | | |
| Pond Maintenance (Water Quality) | \$2,000 | \$667 | \$370 | \$297 |
| Landscape Maintenance | \$332,604 | \$110,868 | \$112,252 | (\$1,384) |
| Landscape Contingency | \$7,000 | \$2,333 | \$3,895 | (\$1,562) |
| Pump Maintenance | \$3,550 | \$1,183 | \$0 | \$1,183 |
| Water & Sewer | \$45,000 | \$15,000 | \$9,437 | \$5,563 |
| Irrigation Repairs | \$3,000 | \$1,000 | \$1,181 | (\$181) |
| Landscape Reserves | \$7,500 | \$2,500 | \$0 | \$2,500 |
| Pest Control | \$2,400 | \$800 | \$624 | \$176 |
| Other Repairs and Maintenance | \$3,000 | \$1,000 | \$0 | \$1,000 |
| Total Grounds Maintenance | \$406,054 | \$135,351 | \$127,759 | \$7,593 |

Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending January 31, 2023

| Description | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/23 | ACTUAL THRU 1/31/23 | VARIANCE |
|-----------------------------------|-------------------|------------------------------------|------------------------|-------------------|
| <u>Amenity</u> | | | | |
| Insurance | \$38,654 | \$38,654 | \$35,529 | \$3,125 |
| Amenity Manager | \$109,505 | \$36,502 | \$36,502 | \$0 |
| Pool Maintenance | \$9,875 | \$3,292 | \$3,292 | (\$0) |
| Pool Chemicals | \$13,875 | \$4,625 | \$4,625 | \$0 |
| Facility Attendant | \$72,352 | \$24,117 | \$24,117 | (\$0) |
| Janitorial Services | \$10,828 | \$3,609 | \$3,609 | \$0 |
| Refuse | \$1,547 | \$516 | \$577 | (\$61) |
| Security and Gate Maintenance | \$4,000 | \$4,000 | \$4,256 | (\$256) |
| Facility Maintenance | \$20,765 | \$6,922 | \$6,922 | (\$0) |
| Elevator Maintenance | \$3,000 | \$1,000 | \$350 | \$650 |
| Electric | \$20,400 | \$6,800 | \$9,183 | (\$2,383) |
| Cable and Internet | \$10,500 | \$3,500 | \$3,519 | (\$19) |
| Licenses and Permits | \$1,000 | \$333 | \$0 | \$333 |
| Repairs & Maintenance | \$20,000 | \$6,667 | \$13,291 | (\$6,624) |
| Special Events | \$15,000 | \$5,000 | \$9,950 | (\$4,950) |
| Holiday Decorations | \$1,500 | \$500 | \$704 | (\$204) |
| Fitness Center R&M | \$10,000 | \$3,333 | \$2,803 | \$531 |
| Fitness Equipment Rentals | \$25,368 | \$8,456 | \$8,456 | \$0 |
| Reserve for Amenities | \$15,000 | \$15,000 | \$15,020 | (\$20) |
| Other Current Charges | \$3,000 | \$1,000 | \$2,250 | (\$1,250) |
| Total Amenity | \$406,169 | \$173,826 | \$184,954 | (\$11,129) |
| Total Expenditures | \$958,890 | \$375,632 | \$367,898 | \$7,734 |
| Excess Revenues/Expenses | (\$30,715) | | \$500,555 | |
| Net Change in Fund Balance | (\$30,715) | | \$500,555 | |
| Fund Balance - Beginning | \$30,715 | | \$491,701 | |
| Fund Balance - Ending | (\$0) | | \$992,257 | |

Cypress Bluff
Community Development District
2019 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending January 31, 2023

| Description | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/23 | ACTUAL THRU 1/31/23 | VARIANCE |
|---------------------------------------|-------------------|------------------------------------|------------------------|--------------------|
| Revenues | | | | |
| Assessments-Tax Roll | \$730,907 | \$702,016 | \$702,016 | \$0 |
| Assessments-Direct | \$775 | \$581 | \$581 | \$0 |
| Interest Income | \$700 | \$700 | \$5,040 | \$4,340 |
| Total Revenues | \$732,382 | \$703,297 | \$707,637 | \$4,340 |
| Expenditures | | | | |
| <u>Series 2019</u> | | | | |
| Interest Expense - 11/1 | \$256,102 | \$256,102 | \$255,371 | \$731 |
| Principal Expense Prepay 11/1 | \$0 | \$0 | \$10,000 | (\$10,000) |
| Principal Expense - 5/1 | \$215,000 | \$0 | \$0 | \$0 |
| Interest Expense - 5/1 | \$256,102 | \$0 | \$0 | \$0 |
| Total Expenditures | \$727,204 | \$256,102 | \$265,371 | (\$9,269) |
| Excess Revenues (Expenditures) | \$5,178 | | \$442,266 | |
| Fund Balance - Beginning | \$270,060 | | \$642,072 | |
| Fund Balance - Ending | \$275,238 | | \$1,084,338 | |
| | | | Reserve | \$363,571 |
| | | | Revenue | \$709,774 |
| | | | Prepayment | \$12 |
| | | | Due from General Fund | \$10,781 |
| | | | Due to General Fund | \$0 |
| | | | Assessment Receivable | \$194 |
| | | | | <u>\$1,084,338</u> |

Cypress Bluff
Community Development District
2020 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending January 31, 2023

| Description | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/23 | ACTUAL THRU 1/31/23 | VARIANCE |
|-------------|-------------------|------------------------------------|------------------------|----------|
|-------------|-------------------|------------------------------------|------------------------|----------|

Revenues

| | | | | |
|---------------------------|-----------|-----------|-----------|---------|
| Assessments-Tax Collector | \$494,600 | \$284,069 | \$284,069 | \$0 |
| Assessments-Direct | \$201,491 | \$182,504 | \$182,504 | \$0 |
| Interest Income | \$500 | \$500 | \$3,866 | \$3,366 |

| | | | | |
|-----------------------|------------------|------------------|------------------|----------------|
| Total Revenues | \$696,591 | \$467,073 | \$470,439 | \$3,366 |
|-----------------------|------------------|------------------|------------------|----------------|

Expenditures

Series 2020

| | | | | |
|--------------------------|-----------|-----------|-----------|-----|
| Interest Expense - 11/1 | \$179,709 | \$179,709 | \$179,709 | \$0 |
| Principal Expense - 11/1 | \$135,000 | \$135,000 | \$135,000 | \$0 |
| Interest expense - 5/1 | \$177,076 | \$0 | \$0 | \$0 |

| | | | | |
|---------------------------|------------------|------------------|------------------|------------|
| Total Expenditures | \$491,785 | \$314,709 | \$314,709 | \$0 |
|---------------------------|------------------|------------------|------------------|------------|

| | | | | |
|---------------------------------------|------------------|--|------------------|--|
| Excess Revenues (Expenditures) | \$204,806 | | \$155,731 | |
|---------------------------------------|------------------|--|------------------|--|

| | | | | |
|---------------------------------|------------------|--|------------------|--|
| Fund Balance - Beginning | \$315,480 | | \$564,526 | |
|---------------------------------|------------------|--|------------------|--|

| | | | | |
|------------------------------|------------------|--|------------------|--|
| Fund Balance - Ending | \$520,287 | | \$720,257 | |
|------------------------------|------------------|--|------------------|--|

| | | | |
|-----------------------|--|-----------|--|
| Reserve | | \$250,683 | |
| Revenue | | \$446,224 | |
| Due from General Fund | | \$4,363 | |
| Assessment Receivable | | \$18,987 | |
| | | \$720,257 | |
| | | \$720,257 | |

Cypress Bluff

Community Development District

2020A Debt Service Fund (Del Webb)

Statement of Revenues & Expenditures

For The Period Ending January 31, 2023

| Description | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/23 | ACTUAL THRU 1/31/23 | VARIANCE |
|-------------|-------------------|------------------------------------|------------------------|----------|
|-------------|-------------------|------------------------------------|------------------------|----------|

Revenues

| | | | | |
|----------------------|-----------|-----------|-----------|---------|
| Assessments-Tax Roll | \$424,769 | \$409,506 | \$409,506 | \$0 |
| Interest Income | \$500 | \$500 | \$2,941 | \$2,441 |

| | | | | |
|-----------------------|------------------|------------------|------------------|----------------|
| Total Revenues | \$425,269 | \$410,006 | \$412,447 | \$2,441 |
|-----------------------|------------------|------------------|------------------|----------------|

Expenditures

Series 2020A

| | | | | |
|-------------------------------|-----------|-----------|-----------|------------|
| Interest Expense -11/1 | \$131,884 | \$131,884 | \$131,884 | \$0 |
| Principal Expense Prepay 11/1 | \$0 | \$0 | \$15,000 | (\$15,000) |
| Principal Expense -5/1 | \$160,000 | \$0 | \$0 | \$0 |
| Interest Expense -5/1 | \$131,884 | \$0 | \$0 | \$0 |

| | | | | |
|---------------------------|------------------|------------------|------------------|-------------------|
| Total Expenditures | \$423,769 | \$131,884 | \$146,884 | (\$15,000) |
|---------------------------|------------------|------------------|------------------|-------------------|

| | | | | |
|---------------------------------------|----------------|--|------------------|--|
| Excess Revenues (Expenditures) | \$1,501 | | \$265,562 | |
|---------------------------------------|----------------|--|------------------|--|

| | | | | |
|---------------------------------|------------------|--|------------------|--|
| Fund Balance - Beginning | \$144,693 | | \$369,687 | |
|---------------------------------|------------------|--|------------------|--|

| | | | | |
|------------------------------|------------------|--|------------------|--|
| Fund Balance - Ending | \$146,194 | | \$635,249 | |
|------------------------------|------------------|--|------------------|--|

| | |
|-----------------------|-----------|
| Reserve | \$215,446 |
| Revenue | \$413,482 |
| Interest | \$2 |
| Principal | \$2 |
| Prepayment | \$29 |
| Due from General Fund | \$6,289 |
| | \$635,249 |

Cypress Bluff
Community Development District
2021 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending January 31, 2023

| Description | ADOPTED BUDGET | PRORATED BUDGET THRU 1/31/23 | ACTUAL THRU 1/31/23 | VARIANCE |
|---------------------------------------|-------------------|------------------------------------|------------------------|------------|
| Revenues | | | | |
| Assessments-Tax Collector | \$12,354 | \$11,973 | \$11,973 | \$0 |
| Assessments-Direct | \$102,896 | \$100,575 | \$100,575 | \$0 |
| Interest Income | \$100 | \$0 | \$0 | \$0 |
| Total Revenues | \$115,350 | \$112,548 | \$112,548 | \$0 |
| Expenditures | | | | |
| <i>Series 2021</i> | | | | |
| Interest Expense -11/1 | \$34,878 | \$34,878 | \$34,878 | \$0 |
| Principal Expense -5/1 | \$45,000 | \$0 | \$0 | \$0 |
| Interest Expense -5/1 | \$34,878 | \$0 | \$0 | \$0 |
| Total Expenditures | \$114,756 | \$34,878 | \$34,878 | \$0 |
| Excess Revenues (Expenditures) | \$594 | | \$77,670 | |
| Fund Balance - Beginning | \$39,519 | | \$97,144 | |
| Fund Balance - Ending | \$40,113 | | \$174,814 | |

| | |
|-----------------------|------------------|
| Reserve | \$57,625 |
| Revenue | \$114,684 |
| Due from General Fund | \$184 |
| Assessment Receivable | \$2,321 |
| | \$174,814 |

Cypress Bluff
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending January 31, 2023

| | Series 2019 | Series 2020 | Series 2020A | Series 2021 |
|---------------------------------------|----------------|----------------|-----------------|----------------|
| Revenues: | | | | |
| Interest | \$101 | \$5 | \$100 | \$0 |
| Total Revenues | \$101 | \$5 | \$100 | \$0 |
| Expenditures | | | | |
| Capital Outlay | \$0 | \$0 | \$0 | \$0 |
| Total Expenditures | \$0 | \$0 | \$0 | \$0 |
| Other Sources/(Uses) | | | | |
| Transfer In/(Out) | \$0 | \$0 | \$0 | \$0 |
| Total Other | \$0 | \$0 | \$0 | \$0 |
| Excess Revenues (Expenditures) | \$101 | \$5 | \$100 | \$0 |
| Fund Balance - Beginning | \$9,833 | \$527 | \$9,725 | \$5,363 |
| Fund Balance - Ending | \$9,934 | \$532 | \$9,825 | \$5,363 |

**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: | \$363,571.25 |
| Reserve Fund Balance: | \$363,571.25 |
| | |
| 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) |
| Special Call-11/1/2022 | (\$10,000) |
| Current Bonds Outstanding | \$10,505,000 |

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: | \$250,682.64 |
| Reserve Fund Balance: | \$250,682.64 |
| | |
| Bonds outstanding - 4/15/2020 | \$7,705,000 |
| Mandatory Principal- 11/1/2020 | (\$290,000) |
| Mandatory Principal- 11/1/2021 | (\$130,000) |
| Mandatory Principal- 11/1/2022 | (\$135,000) |
| Current Bonds Outstanding | \$7,150,000 |

**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: | \$215,446.23 |
| Reserve Fund Balance: | \$215,446.23 |
| | |
| 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) |
| Special Call-11/1/2022 | (\$15,000) |
| Current Bonds Outstanding | \$7,345,000 |

| 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 2023 Assessment Receipts

| ASSESSED TO | ASSESSED | | | | | | TOTAL NET ASMTS |
|---------------------------------------|------------------|----------------------|----------------------|-----------------------|----------------------|-------------------|---------------------|
| | # UNITS ASSESSED | SERIES 2019 DEBT NET | SERIES 2020 DEBT NET | SERIES 2020A DEBT NET | SERIES 2021 DEBT NET | O&M NET | |
| TOLL SOUTHEAST LP COMPANY INC. | 110 | 774.78 | 75,946.65 | | 9,283.86 | 55,000.00 | 141,005.29 |
| DRP CND ICI LLC / WEEKLEY | 283 | - | 125,544.45 | | 93,612.30 | 141,500.00 | 360,656.75 |
| NET ASSESSMENTS BULK LANDS (1) | 393 | 774.78 | 201,491.10 | - | 102,896.16 | 196,500.00 | 501,662.04 |
| TAX ROLL | 1,605 | 724,356.13 | 293,109.04 | 422,537.92 | 12,353.76 | 711,673.81 | 2,164,030.66 |
| TOTAL DISTRICT | 1,998 | 725,130.91 | 494,600.14 | 422,537.92 | 115,249.92 | 908,173.81 | 2,665,692.70 |

(1) Direct Invoices are due 50% 12/1/22, 25% 2/1/23, 25% 5/1/23

| ASSESSED TO | RECEIPTS | | | | | | TOTAL ASMTS PAID |
|--------------------------------|-----------------------------------|-----------------------|-----------------------|------------------------|-------------------|-------------------|---------------------|
| | BALANCE DUE (DISCOUNTS NOT TAKEN) | SERIES 2019 DEBT PAID | SERIES 2020 DEBT PAID | SERIES 2020A DEBT PAID | SERIES 2021 PAID | O&M PAID | |
| TOLL SOUTHEAST LP COMPANY INC. | 35,251.32 | 581.09 | 56,959.99 | | 6,962.90 | 41,250.00 | 105,753.97 |
| DRP CND ICI LLC / WEEKLEY | - | - | 125,544.45 | - | 93,612.30 | 141,500.00 | 360,656.75 |
| BULK LANDS | 35,251.32 | 581.09 | 182,504.44 | - | 100,575.20 | 182,750.00 | 466,410.72 |
| TAX ROLL | 66,742.52 | 702,015.70 | 284,069.04 | 409,506.11 | 11,972.76 | 689,724.53 | 2,097,288.14 |
| TOTAL DISTRICT | 101,993.84 | 702,596.79 | 466,573.48 | 409,506.11 | 112,547.96 | 872,474.53 | 2,563,698.86 |

| DUVAL COUNTY DISTRIBUTION | DATE | SUMMARY OF TAX ROLL COLLECTIONS | | | | | | TOTAL ASMTS PAID |
|--------------------------------|------------|---------------------------------|-----------------------|------------------------|------------------|-------------------|---------------------|------------------|
| | | SERIES 2019 DEBT PAID | SERIES 2020 DEBT PAID | SERIES 2020A DEBT PAID | SERIES 2021 PAID | O&M PAID | | |
| 1 | 11/4/2022 | 2,388.52 | 966.51 | 1,393.30 | 40.74 | 2,346.70 | 7,135.77 | |
| 2 | 11/16/2022 | 26,147.10 | 10,580.36 | 15,252.36 | 445.93 | 25,689.30 | 78,115.06 | |
| 3 | 11/25/2022 | 44,163.81 | 17,870.78 | 25,762.03 | 753.21 | 43,390.57 | 131,940.40 | |
| 4 | 12/5/2022 | 332,475.30 | 134,535.36 | 193,942.47 | 5,670.31 | 326,654.19 | 993,277.63 | |
| 5 | 12/6/2022 | 32,001.54 | 12,949.35 | 18,667.43 | 545.78 | 31,441.25 | 95,605.35 | |
| 6 | 12/19/2022 | 254,058.30 | 102,804.11 | 148,199.57 | 4,332.92 | 249,610.14 | 759,005.04 | |
| 7 | 1/9/2023 | 8,524.59 | 3,449.46 | 4,972.64 | 145.39 | 8,375.34 | 25,467.42 | |
| 8 | 1/24/2023 | 2,256.54 | 913.11 | 1,316.31 | 38.48 | 2,217.04 | 6,741.48 | |
| | | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | |
| | | - | - | - | - | - | - | |
| TOTAL TAX ROLL RECEIPTS | | 702,015.70 | 284,069.04 | 409,506.11 | 11,972.76 | 689,724.53 | 2,097,288.15 | |

| | | | | | | |
|----------------------------|-------|-------|-------|------|-------|-------|
| % COLLECTED DIRECT INVOICE | 75.0% | 90.6% | 0.0% | 0.0% | 93.0% | 93.0% |
| % COLLECTED TAX ROLL | 96.9% | 96.9% | 96.9% | 0.0% | 96.9% | 96.9% |

B.

Cypress Bluff

Community Development District

Check Run Summary January 31, 2023

| Fund | Date | Check No. | Amount |
|---------------------|-------------|------------------|------------------------|
| Payroll | | | \$ - |
| | | Subtotal | <u>\$ -</u> |
| General Fund | | | |
| | 1/17/23 | 782-815* | \$ 1,825,197.96 |
| | | Subtotal | <u>\$ 1,825,197.96</u> |
| Total | | | \$ 1,825,197.96 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|---|--------|----------|--------------|---------|
| 1/17/23 | 00081 | 1/05/23 | 129280 | 202301 | 320 | 57200 | 47200 | | JAN LAKE MAINT POND 1 CLEAR WATERS, INC | * | 100.00 | 100.00 | 000782 |
| 1/17/23 | 00023 | 9/30/22 | 5 | 202210 | 310 | 51300 | 31300 | | AMORTIZ SCHDL SE 2019 9/30/22 5 202210 310-51300-31300 AMORTIZ SCHDL SE 2020A | * | 100.00 | | |
| | | | | | | | | | DISCLOSURE SERVICES LLC | | | 200.00 | 000783 |
| 1/17/23 | 00042 | 12/23/22 | 41574 | 202301 | 320 | 57200 | 46700 | | 3RD QTR FIRE ALARM MONIT DYNAMIC SECURITY PROFESSIONALS, INC. | * | 180.00 | 180.00 | 000784 |
| 1/17/23 | 00086 | 1/09/23 | 2023-1 | 202301 | 320 | 57200 | 49400 | | 50% DEPOSIT EVENT 10/27 FARM TO YOU REVUE, LLC | * | 362.50 | 362.50 | 000785 |
| 1/17/23 | 00122 | 1/05/23 | 01052023 | 202301 | 320 | 57200 | 49400 | | DEPOSIT MUSICAL EVE 5/19 GLEN MACK INC | * | 50.00 | 50.00 | 000786 |
| 1/17/23 | 00005 | 1/01/23 | 69 | 202301 | 310 | 51300 | 34000 | | JAN MANAGEMENT FEES | * | 4,095.00 | | |
| | | 1/01/23 | 69 | 202301 | 310 | 51300 | 52100 | | JAN WEBSITE ADMIN | * | 104.17 | | |
| | | 1/01/23 | 69 | 202301 | 310 | 51300 | 35200 | | JAN INFORMATION TECH | * | 208.33 | | |
| | | 1/01/23 | 69 | 202301 | 310 | 51300 | 31300 | | JAN DISSEMINATION SERVICE | * | 500.00 | | |
| | | 1/01/23 | 69 | 202301 | 310 | 51300 | 51000 | | OFFICE SUPPLIES | * | 18.34 | | |
| | | 1/01/23 | 69 | 202301 | 310 | 51300 | 42000 | | POSTAGE | * | 183.05 | | |
| | | 1/01/23 | 69 | 202301 | 310 | 51300 | 42500 | | COPIES | * | 134.40 | | |
| | | 1/01/23 | 69 | 202301 | 310 | 51300 | 41000 | | TELEPHONE | * | 8.35 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,251.64 | 000787 |
| 1/17/23 | 00038 | 1/04/23 | 01042023 | 202301 | 320 | 57200 | 49400 | | DJ TRIVIA 01/04/2023 LIVE ENTERTAINMENT SOLUTIONS | * | 275.00 | 275.00 | 000788 |
| 1/17/23 | 00102 | 1/06/23 | TAJ21892 | 202301 | 320 | 57200 | 46610 | | ELEVATOR MAINTENANCE OTIS ELEVATOR COMPANY | * | 350.00 | 350.00 | 000789 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|---------------------------------|--------|------------|--------------|---------|
| 1/17/23 | 00064 | 12/13/22 | BP640091 | 202212 | 330 | 57200 | 46500 | | MICRO FLEECE & SWEATSHIRT | * | 84.60 | | |
| | | | | | | | | | NORTH POINT PROMOTIONS, INC DBA | | | 84.60 | 000790 |
| 1/17/23 | 00019 | 1/16/23 | 01162023 | 202301 | 300 | 15100 | 10000 | | TRNFR EXCESS FUNDS TO SBA | * | 500,000.00 | | |
| | | | | | | | | | STATE BOARD OF ADMINISTRATION | | | 500,000.00 | 000791 |
| 1/17/23 | 00012 | 11/29/22 | 8544 | 202210 | 320 | 57200 | 46400 | | IRRIGATION REPAIRS 10/31 | * | 209.46 | | |
| | | | | | | | | | SUN STATE NURSERY | | | 209.46 | 000792 |
| 1/17/23 | 00012 | 11/28/22 | 8542 | 202211 | 320 | 57200 | 46400 | | IRRIGATION REPAIRS 11/7 | * | 83.88 | | |
| | | | | | | | | | SUN STATE NURSERY | | | 83.88 | 000793 |
| 1/17/23 | 00012 | 11/29/22 | 8543 | 202210 | 320 | 57200 | 46400 | | IRRIGATION REPAIRS 10/31 | * | 317.32 | | |
| | | | | | | | | | SUN STATE NURSERY | | | 317.32 | 000794 |
| 1/17/23 | 00012 | 1/01/23 | 8896 | 202301 | 320 | 57200 | 46100 | | JAN ETOWN PHASE 1 | * | 6,027.00 | | |
| | | | | | | | | | SUN STATE NURSERY | | | 6,027.00 | 000795 |
| 1/17/23 | 00012 | 1/01/23 | 8902 | 202301 | 320 | 57200 | 46100 | | JAN ETOWN INTERCHANGE E | * | 4,160.00 | | |
| | | | | | | | | | SUN STATE NURSERY | | | 4,160.00 | 000796 |
| 1/17/23 | 00012 | 1/04/23 | 8897 | 202301 | 320 | 57200 | 46100 | | JAN ETOWN PHASE 2 | * | 14,210.00 | | |
| | | | | | | | | | SUN STATE NURSERY | | | 14,210.00 | 000797 |
| 1/17/23 | 00012 | 1/04/23 | 8926 | 202301 | 320 | 57200 | 46100 | | JAN ETOWN RECHARGE | * | 3,320.00 | | |
| | | | | | | | | | SUN STATE NURSERY | | | 3,320.00 | 000798 |
| 1/17/23 | 00012 | 1/11/23 | 9020 | 202301 | 320 | 57200 | 46400 | | SPRINKLE NOZZLE ADJUST | * | 6.02 | | |
| | | | | | | | | | SUN STATE NURSERY | | | 6.02 | 000799 |
| 1/17/23 | 00012 | 1/11/23 | 9021 | 202301 | 320 | 57200 | 46400 | | IRRIGATION REPAIRS | * | 16.41 | | |
| | | | | | | | | | SUN STATE NURSERY | | | 16.41 | 000800 |
| 1/17/23 | 00012 | 1/11/23 | 9022 | 202301 | 320 | 57200 | 46400 | | ITTIGATION REPAIRS | * | 19.42 | | |
| | | | | | | | | | SUN STATE NURSERY | | | 19.42 | 000801 |

CYBL CYPRESS BLUFF OKUZMUK

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|----------------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|-----------------------------|--------|------------|--------------|---------|
| 1/17/23 | 00012 | 12/01/22 | 8564 | 202212 | 320 | 57200 | 46100 | | SUN STATE NURSERY | * | 6,027.00 | 6,027.00 | 000802 |
| DEC LANDSCAPE MAINTENANCE | | | | | | | | | | | | | |
| 1/17/23 | 00012 | 12/01/22 | 8565 | 202212 | 320 | 57200 | 46100 | | SUN STATE NURSERY | * | 14,210.00 | 14,210.00 | 000803 |
| DEC LANDSCAPE MAINTENANCE | | | | | | | | | | | | | |
| 1/17/23 | 00012 | 12/01/22 | 8566 | 202212 | 320 | 57200 | 46100 | | SUN STATE NURSERY | * | 1,384.00 | 1,384.00 | 000804 |
| DEC LANDSCAPE MAINTENANCE | | | | | | | | | | | | | |
| 1/17/23 | 00012 | 12/01/22 | 8570 | 202212 | 320 | 57200 | 46100 | | SUN STATE NURSERY | * | 4,160.00 | 4,160.00 | 000805 |
| DEC LANDSCAPE MAINTENANCE | | | | | | | | | | | | | |
| 1/17/23 | 00012 | 12/01/22 | 8594 | 202212 | 320 | 57200 | 46100 | | SUN STATE NURSERY | * | 3,320.00 | 3,320.00 | 000806 |
| DEC LANDSCAPE MAINTENANCE | | | | | | | | | | | | | |
| 1/17/23 | 00013 | 1/16/23 | 01162023 | 202301 | 300 | 20700 | 10000 | | THE BANK OF NEW YORK MELLON | * | 618,535.14 | 618,535.14 | 000807 |
| FY23 DEBT ASSMNTS SE 2019 | | | | | | | | | | | | | |
| 1/17/23 | 00013 | 1/16/23 | 01162023 | 202301 | 300 | 20700 | 10010 | | THE BANK OF NEW YORK MELLON | * | 250,288.82 | 250,288.82 | 000808 |
| FY23 DEBT ASSMNTS SE 2020 | | | | | | | | | | | | | |
| 1/17/23 | 00013 | 1/16/23 | 01162023 | 202301 | 300 | 20700 | 10020 | | THE BANK OF NEW YORK MELLON | * | 360,809.47 | 360,809.47 | 000809 |
| FY23 DEBT ASSMNTS SE2020A | | | | | | | | | | | | | |
| 1/17/23 | 00013 | 1/16/23 | 01162023 | 202301 | 300 | 20700 | 10030 | | THE BANK OF NEW YORK MELLON | * | 10,549.01 | 10,549.01 | 000810 |
| FY23 DEBTD ASSMNTS SE 2021 | | | | | | | | | | | | | |
| 1/17/23 | 00104 | 1/16/23 | 800466 | 202301 | 320 | 57200 | 46000 | | VAK PAK, INC | * | 652.23 | 652.23 | 000811 |
| INSTALL REMOTE FEEDERS | | | | | | | | | | | | | |
| 1/17/23 | 00037 | 1/01/23 | 405829 | 202301 | 320 | 57200 | 45000 | | JAN AMENITY MANAGER | * | 9,125.40 | | |
| | | 1/01/23 | 405829 | 202301 | 320 | 57200 | 45100 | | JAN FACILITY ATTENDANT | * | 6,029.36 | | |
| | | 1/01/23 | 405829 | 202301 | 320 | 57200 | 46800 | | JAN POOL MAINTENANCE | * | 822.95 | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|-------------------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|----------------------|--------|--------------|--------------|---------|
| 1/01/23 | | 405829 | | 202301 | 320 | 57200 | 46200 | | JAN JANITORIAL MAINT | * | 902.33 | | |
| 1/01/23 | | 405829 | | 202301 | 320 | 57200 | 46600 | | JAN MAINTENANCE | * | 1,730.45 | | |
| 1/01/23 | | 405829 | | 202301 | 320 | 57200 | 46810 | | JAN POOL CHEMICALS | * | 1,156.25 | | |
| VESTA PROPERTY SERVICES, INC. | | | | | | | | | | | 19,766.74 | 000812 | |
| 1/17/23 | 00037 | 12/31/22 | 406360 | 202212 | 320 | 57200 | 46000 | | POOL TEST CHEMICALS | * | 69.18 | | |
| VESTA PROPERTY SERVICES, INC. | | | | | | | | | | | 69.18 | 000813 | |
| 1/17/23 | 00062 | 1/10/23 | 23544481 | 202301 | 330 | 57200 | 46500 | | JANITORIAL SUPPLIES | * | 87.77 | | |
| W.B. MASON CO., INC. | | | | | | | | | | | 87.77 | 000814 | |
| 1/17/23 | 00066 | 1/09/23 | 13188 | 202301 | 330 | 57200 | 46500 | | DISINFECTING WIPES | * | 115.35 | | |
| WIPES LLC | | | | | | | | | | | 115.35 | 000815 | |
| TOTAL FOR BANK A | | | | | | | | | | | 1,825,197.96 | | |
| TOTAL FOR REGISTER | | | | | | | | | | | 1,825,197.96 | | |

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

Invoice

| | |
|----------|-----------|
| DATE | INVOICE # |
| 1/5/2023 | 129280 |

| |
|---|
| BILL TO |
| e-Town Cypress Bluff CDD 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 | 100.00 | 100.00 |

| | | | |
|------------------------------|-------------------------|--------------|----------|
| Thank you for your business. | Clearwaterslakemgmt.com | Total | \$100.00 |
|------------------------------|-------------------------|--------------|----------|

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

| Date | Invoice # |
|-----------|-----------|
| 9/30/2022 | 5 |

| |
|------------------------------|
| Bill To |
| Cypress Bluff CDD C/O GMS |

| Terms | Due Date |
|--------|------------|
| Net 30 | 10/30/2022 |

| Description | Amount |
|---|--------|
| Amortization Schedule Series 2019 11-1-22 Prepay \$10,000 | 100.00 |
| Amortization Schedule Series 2020A 11-1-22 Prepay \$15,000 | 100.00 |

23
1,310,573.313

RECEIVED
JAN 13 2023
By _____

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

| |
|--------------|
| Phone # |
| 865-717-0976 |

| |
|---------------------------------|
| E-mail |
| tcarter@disclosureservices.info |

Dynamic Security Professionals, Inc.

P.O. Box 23861
 Jacksonville, FL 32241
 EF0001108

Invoice

| | |
|------------|-----------|
| Date | Invoice # |
| 12/23/2022 | 41574 |

| |
|--|
| 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 1st Quarter | 60.00 | 180.00 |

| | | |
|------------------------------|-------------------------|----------|
| Thank you for your business. | Sales Tax (7.5%) | \$0.00 |
| | Total | \$180.00 |
| | Payments/Credits | \$0.00 |

BEAUTIFUL

CREATURES

FARM TO YOU REVUE

Mailing Address
19410 SW 25th Place
Dunnellon, FL 34431

Call/text 518-1239
Email: farmtoyourevue@icloud.com
www.FarmToYouRevue.com

Invoice

Date: 1/9/23
Invoice #: 2023-1

| | | | |
|-----------------------|------------------------|----------------------|-----------------|
| Attention: | Marcy Pollinico | Project Title: | Halloween Event |
| Title: | General Manager | Project Description: | Spooky Critters |
| Company Name: | eTown | P.O. Number: | |
| Address: | 10571 eTown Parkway | Invoice Number: | |
| City, State Zip Code: | Jacksonville, FL 32256 | Term: | 10/27/2023 |
| Phone: | 904-527-1081 | | |

| Description | Quantity | Unit Price | Cost |
|--------------------------------------|----------|--------------|-----------------|
| Spooky Animal Package 10/27/23 6-8pm | 0 | \$525.00 | \$0.00 |
| Travel | 0 | \$200.00 | \$0.00 |
| | | | \$0.00 |
| 50% Deposit | 0.5 | \$725.00 | \$362.50 |
| | | | \$0.00 |
| | 1 | Subtotal | \$362.50 |
| Not For Profit | Tax | 0.00% | \$0.00 |
| | | Total | \$362.50 |

Payment Information:

Please make payments to Farm To You Revue. A 50% Non-refundable deposit is due at the time of scheduling. Balances are due one day before day of service. Payments can be made via Zelle, Venmo, paypal, credit card, organizational check or cash.

Thank you very much for your business!

Candice & Scott Miller.

Glenn Mack, INC

INVOICE

608 Huntly Ln
Winter Springs FL 32708
516-356-3712
Fed ID # 20-8298020

Billed To:
Cypress Bluff Community
Development District

Invoice Date 01/05/2023

| Description | | | Price |
|--|--|--|---------|
| Deposit for Musical performance on May 19 2023 | | | \$50.00 |
| | | | |
| | | | |
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| | | | |
| | | | |
| Sub Total: | | | |
| Tax: | | | |
| Total Due: | | | \$50.00 |

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

Invoice

Invoice #: 69
Invoice Date: 1/1/23
Due Date: 1/1/23
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 - January 2023 | | 4,095.00 | 4,095.00 |
| Website Administration - January 2023 | | 104.17 | 104.17 |
| Information Technology - January 2023 | | 208.33 | 208.33 |
| Dissemination Agent Services - January 2023 | | 500.00 | 500.00 |
| Office Supplies | | 18.34 | 18.34 |
| Postage | | 183.05 | 183.05 |
| Copies | | 134.40 | 134.40 |
| Telephone | | 8.35 | 8.35 |

Total \$5,251.64

Payments/Credits \$0.00

Balance Due \$5,251.64



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: 13988

| Description | Date | Time | Price |
|---|----------|--------------|-----------|
| • DJ for Trivia with supplies (no prizes) | 1/4/2023 | 6pm - 7:30pm | \$ 275.00 |

Final Balance Due by January 4th, 2023 **\$ 275.00**

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


OTIS

11700 U.S. Hwy 1
West Tower, Suite 800
Palm Beach Gardens, FL 33408

| | | |
|--------------------------|------------------|----------------------------|
| CUSTOMER NO. 66614678 | DATE 01/06/23 | INVOICE NO. TAJ21892001 |
| | | AMOUNT DUE 350.00 |

INVOICE

PAYMENT DUE UPON RECEIPT

MAIL PAYMENT TO: 
 OTIS ELEVATOR COMPANY
 P.O. BOX 730400
 DALLAS TX
 753730400

CYPRESS BLUFF COO
 475 WEST TOWN PLACE
 SAINT AUGUSTINE FL
 32092

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

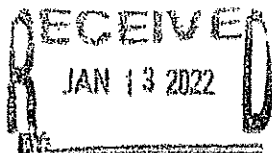
OTIS ELEVATOR COMPANY
 ** INVOICE CHARGES **

| BUILDING REFERENCE | CUSTOMER NO. | DATE | INVOICE NO. |
|---|--------------|----------|-------------|
| ETOWN SWIM & FITNESS 10571 CYPRESS ETOWN | 66614678 | 01/06/23 | TAJ21892001 |

JACKSONVILLE FL
 32256

DATE OF SERVICE: 06/01/22

1, HYDRAULIC ELEVATOR, 2022, REQUIRED TEST
 WITNESSING AND QEI INSPECTION ;



102
1.320.572.46610

| | |
|-------------------------|---------------|
| SUBTOTAL | 350.00 |
| TAX | .00 |
| FREIGHT | .00 |
| TOTAL AMOUNT DUE | 350.00 |

ANY QUESTIONS CONCERNING THIS INVOICE, CONTACT OTIS

AT: (844-636-6847)

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.



Original Bill

Bill Number BP64009128A
 Bill Date 12/13/2022
 Due Date 1/11/2023
 Terms Net 30
 Sales Order SP64009128
 Sales Person Blair Wygle

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

Sold To

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

Shipped To

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

Customer Reference: eTown Name Tags & Apparel

| Item # | Item Description | QTY Billed | QTY Ordered | Back Order | Unit Price | Per | Credit | Amount |
|--------|---|------------|-------------|------------|------------|------|--------|---------|
| L224 | Port Authority Ladies Microfleece 1/2-Zip Pullover. Color: <i>True Navy: 1 - M</i> | 1 | 1 | 0 | 37.4900 | Each | - | \$37.49 |
| P160 | Hanes - EcoSmart Crewneck Sweatshirt. Color: <i>Navy: 1 - M</i> | 1 | 1 | 0 | 28.9900 | Each | - | \$28.99 |

| Line-Item Total | Freight Amount | Tax Amount | Sub Total | Deposits | Credits/Discounts | Amount Due: |
|-----------------|----------------|------------|-----------|----------|-------------------|-------------|
| \$66.48 | \$18.12 | - | \$84.60 | - | - | \$84.60 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!

 Please detach this portion and return with your payment.

Remittance Advice

| Billed Customer # | Bill Number | Bill Date | Amount Due |
|-------------------|-------------|------------|-------------|
| C001077 | BP64009128A | 12/13/2022 | \$84.60 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

**Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

| Date | Amount | Authorized By |
|------------------|--------------|---------------|
| January 16, 2023 | \$500,000.00 | Oksana Kuzmuk |

Payable to:

| |
|-----------------------------------|
| State Board of Administration #19 |
|-----------------------------------|

Date Check Needed:

Budget Category:

| | |
|------|---------------------|
| ASAP | 001.300.15100.10000 |
|------|---------------------|

Intended Use of Funds Requested:

| |
|---|
| |
| |
| Transfer Excess Funds to SBA Investment Acc |
| |
| |
| |
| |
| <i>(Attach supporting documentation for request.)</i> |



Maintenance Invoice

Invoice#: 8544

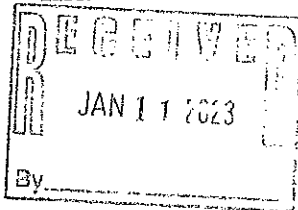
Date: 11/29/2022

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

For: E-Town Phase 2

For requests and inquiries please contact service@sunstatenursery.com

| Description | Quantity | Price | Ext Price | Sales Tax |
|-------------------------------------|----------|-------|-----------|-----------|
| Irrigation Repairs Made on 10/31/22 | | | | |
| Rainbird 500 | 1.00 | 29.40 | 29.40 | N |
| 8H Nozzles | 2.00 | 2.65 | 5.30 | N |
| 10Q Nozzles | 1.00 | 2.66 | 2.66 | N |
| 12H Nozzles | 3.00 | 2.65 | 7.96 | N |
| 12SST Nozzles | 4.00 | 2.66 | 10.64 | N |
| Nozzles Filters | 10.00 | 2.35 | 23.50 | N |
| Labor | 2.00 | 65.00 | 130.00 | N |



12

1.320.572.464

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

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

Amount Due

209.46

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8542

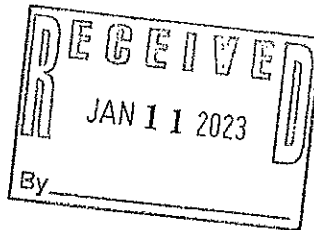
Date: 11/28/2022

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 |
|------------------------------------|----------|-------|-----------|-----------|
| Irrigation Repairs Made on 11/7/22 | | | | |
| .5" 90 | 1.00 | 0.98 | 0.98 | N |
| .5 Flex Pipe | 1.00 | 1.65 | 1.65 | N |
| Labor | 1.25 | 65.00 | 81.25 | N |



12

1.320.572.464

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

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

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

Amount Due

83.88

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8543

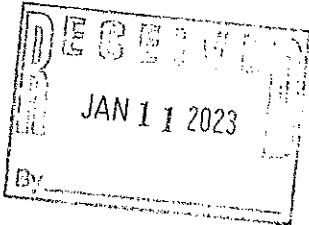
Date: 11/29/2022

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 |
|-------------------------------------|----------|-------|-----------|-----------|
| Irrigation Repairs Made on 10/31/22 | | | | |
| .5" 90 | 1.00 | 0.98 | 0.98 | N |
| 6" Rainbird Heads | 4.00 | 24.68 | 98.70 | N |
| 8H Nozzles | 2.00 | 2.65 | 5.30 | N |
| 10Q Nozzles | 1.00 | 2.66 | 2.66 | N |
| 12H Nozzles | 5.00 | 2.65 | 13.26 | N |
| 12SST Nozzles | 2.00 | 2.66 | 5.32 | N |
| Osulating Nozzles | 8.00 | 2.35 | 18.80 | N |
| Nozzles Filters | 18.00 | 2.35 | 42.30 | N |
| Labor | 2.00 | 65.00 | 130.00 | N |



12

1,320.572 464

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

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

| | |
|-------------------|---------------|
| Amount Due | 317.32 |
|-------------------|---------------|

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8896

Date: 01/01/2023

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 |
|-------------------------------|----------|----------|-----------|-----------|
| January Landscape Maintenance | 1.00 | 6,027.00 | 6,027.00 | N |

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

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

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

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8902

Date: 01/01/2023

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 |
|--------------------------------|----------|----------|-----------|-----------|
| Landscape Maintenance Services | 1.00 | 4,160.00 | 4,160.00 | N |

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

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

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

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8897

Date: 01/04/2023

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

For: E-Town Phase 2

For requests and inquiries please contact service@sunstatenursery.com

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

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

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

| | |
|-------------------|------------------|
| Amount Due | 14,210.00 |
|-------------------|------------------|

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8926

Date: 01/04/2023

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

For: E-Town Recharge Center
11003 E-Town Parkway
Jacksonville FL 32256

For requests and inquiries please contact service@sunstatenursery.com

| Description | Quantity | Price | Ext Price | Sales Tax |
|-------------------------------|----------|----------|-----------|-----------|
| January Landscape Maintenance | 1.00 | 3,320.00 | 3,320.00 | N |

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

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

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

| | |
|-------------------|-----------------|
| Amount Due | 3,320.00 |
|-------------------|-----------------|

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 9020

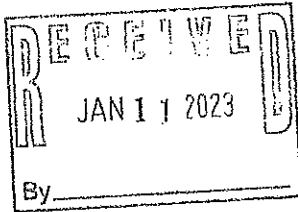
Date: 01/11/2023

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 |
|--|----------|-------|-----------|-----------|
| Adjustment to keep water from hitting fence. 10H Nozzle | 2.00 | 3.01 | 6.02 | N |



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

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

Amount Due

6.02

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

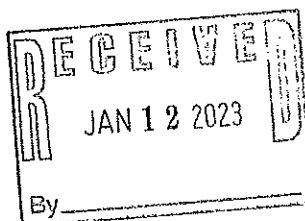
Invoice#: 9021
Date: 01/11/2023

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

For: E-Town Phase 2

For requests and inquiries please contact service@sunstatenursery.com

| Description | Quantity | Price | Ext Price | Sales Tax |
|---|----------|-------|-----------|-----------|
| Irrigation Repairs Made During Inspection | | | | |
| 12H Nozzle | 1.00 | 3.01 | 3.01 | N |
| 10Q Nozzle | 1.00 | 3.01 | 3.01 | N |
| 6" RB Head | 1.00 | 10.39 | 10.39 | N |



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

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

| | |
|-------------------|--------------|
| Amount Due | 16.41 |
|-------------------|--------------|

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 9022

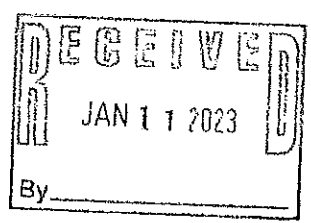
Date: 01/11/2023

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 |
|---|----------|-------|-----------|-----------|
| Irrigation Repairs Made During Inspection | | | | |
| 12H Nozzles | 2.00 | 3.01 | 6.02 | N |
| 10H Nozzle | 1.00 | 3.01 | 3.01 | N |
| 6" RB Head | 1.00 | 10.39 | 10.39 | N |



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

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

| | |
|-------------------|--------------|
| Amount Due | 19.42 |
|-------------------|--------------|

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8564

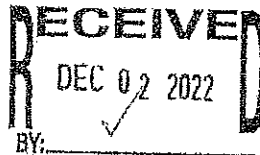
Date: 12/01/2022

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 |
|--------------------------------|----------|----------|-----------|-----------|
| December Landscape Maintenance | 1.00 | 6,027.00 | 6,027.00 | N |



BY: _____
12
1320 ST, 4601, 11

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

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

Amount Due

6,027.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8565

Date: 12/01/2022

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

For: E-Town Phase 2

For requests and inquiries please contact service@sunstatenursery.com

| Description | Quantity | Price | Ext Price | Sales Tax |
|--------------------------------|----------|-----------|-----------|-----------|
| December Landscape Maintenance | 1.00 | 14,210.00 | 14,210.00 | N |

DEC 12
1320 572, 461, 11

RECEIVED
DEC 02 2022
BY: ✓

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#: 8566

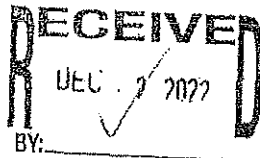
Date: 12/01/2022

Billed To: E-Town Development Inc.
4314 Pablo Oaks Court
Jacksonville FL 32224

For: E-Town Welcome Center

For requests and inquiries please contact service@sunstatenursery.com

| Description | Quantity | Price | Ext Price | Sales Tax |
|--------------------------------|----------|----------|-----------|-----------|
| December Landscape Maintenance | 1.00 | 1,384.00 | 1,384.00 | N |



12
1320 570, 461, 11

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

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

Amount Due

1,384.00

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

THANK YOU FOR YOUR BUSINESS!!