

*Cypress Bluff
Community Development District*

April 26, 2022

AGENDA

**Cypress Bluff
Community Development District**

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

April 19, 2022

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

Dear Board Members:

The Cypress Bluff Community Development District Audit Committee and Board of Supervisors Meetings are scheduled for **Tuesday, April 26, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.**

Following is the agenda for the meetings:

Audit Committee Meeting

- I. Call to Order
- II. Review and Ranking of Proposals for Audit Services
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of Minutes of the February 22, 2022 Board of Supervisors and Audit Committee Meetings
- IV. Acceptance of the Audit Committee's Recommendation
- V. Consideration of Resolution 2022-04, Designating a Registered Agent and Registered Office
- VI. Staff Reports
 - A. District Counsel

B. District Engineer

C. District Manager

D. General Manager

1. Report

2. Quote for Sign Replacement

3. Quotes for Solar Shades for the Fitness Center

VII. Financial Reports

A. Balance Sheet and Income Statement

B. Check Register

VIII. Other Business

IX. Supervisor's Requests and Audience Comments

X. Next Scheduled Meeting – May 24, 2022 at 1:30 p.m. at the eTown Welcome Center

XI. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, February 22, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Richard Ray	Chairman
John Holmes	Vice Chairman
Chris Price	Supervisor
John Hewins	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel (by phone)
Bradley Weeber	District Engineer (by phone)
Marcy Pollicino	Vesta Property Services
Dan Fagen	Vesta Property Services

The following is a summary of the discussions and actions taken at the February 22, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 25,
2022 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Holmes seconded by Mr. Hewins with all in favor the minutes of the January 25, 2022 meeting were approved as presented.
--

FOURTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation

Mr. Perry noted the Audit Committee approved the auditor selection evaluation criteria as presented in the agenda package.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Amending the Series 2021 Debt Service Fund Budget for Fiscal Year 2022

Mr. Perry reminded the Board the budget for Fiscal Year 2022 was approved in May of 2021 and adopted in August of 2021. Bonds were issued later in October and therefore were not included in the adopted budget. Resolution 2022-03 amends the budget to include the Series 2021 bond issue.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor Resolution 2022-03, amending the Series 2021 debt service fund budget for Fiscal Year 2022 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Consideration of Work Authorization for Preparation of a Public Facilities Report

Mr. Weeber presented a work authorization to prepare a public facilities report that details the District's facilities and the condition of those facilities for a total of \$3,500.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the work authorization for England Thims & Miller to prepare a public facilities report was approved.

C. District Manager

There being nothing to report, the next item followed.

D. General Manager

Ms. Pollicino gave the Board an overview of her report, a copy of which was included in the agenda package. She also reported that new gym equipment has been installed and a VFD controller in the pump room was replaced at a cost of \$1,545.

Ms. Pollicino asked for the Board's consent to change the mulch in the dog park to "playground mulch" over time as mulch is added. There were no objections from the Board. She also informed the Board there are drainage issues in the dog park and she's in the process of obtaining information on a permanent fix to the issues.

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

Mr. Perry noted the check register totals \$1,433,292.54, which includes a \$1,336,956 transfer from the general fund to the debt service funds.

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

EIGHTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

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

The Board commended Ms. Pollicino on her service to the community.

TENTH ORDER OF BUSINESS

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

ELEVENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

An Audit Committee meeting of the Cypress Bluff Community Development District was held Tuesday, February 22, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.

Present were:

Richard Ray	Chairman
John Holmes	Vice Chairman
John Hewins	Supervisor
Chris Price	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel (by phone)
Bradley Weeber	District Engineer (by phone)
Marcy Pollicino	Vesta Property Services
Dan Fagen	Vesta Property Services

FIRST ORDER OF BUSINESS

Call to Order

Mr. Perry called the meeting to order.

SECOND ORDER OF BUSINESS

Approval of Auditor Selection Evaluation Criteria

Mr. Perry informed the board there are five recommended criteria, all weighted equally at 20 points: ability of personnel, proposer's experience, understanding scope of work, ability to furnish the required services, and price.

There were no objections from the Audit Committee in using the recommended criteria.

THIRD ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

Mr. Perry adjourned the audit committee meeting.

FOURTH ORDER OF BUSINESS

Cypress Bluff Community Development District
Auditor Selection Evaluation Criteria

	Ability of Personnel	Proposer's Experience	Understanding of Scope of Work	Ability to Furnish the Required Services	Price	
	(e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)	(e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	Point Total
Proposer	20	20	20	20	20	100
Grau & Associates						



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

CYPRESS BLUFF

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: April 18, 2022
2:00PM

Submitted to:

Cypress Bluff
Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Table of Contents

Page

EXECUTIVE SUMMARY / TRANSMITTAL LETTER	1
FIRM QUALIFICATIONS.....	3
FIRM & STAFF EXPERIENCE.....	6
REFERENCES.....	11
SPECIFIC AUDIT APPROACH.....	13
COST OF SERVICES	17
SUPPLEMENTAL INFORMATION	19



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

April 18, 2022

Cypress Bluff Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2022, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Cypress Bluff Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

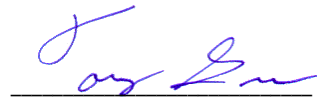
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
10 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

297 Community Development Districts Served

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



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



Peer Review
Program

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

February 20, 2020

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

Dear Antonio Grau:

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

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

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

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

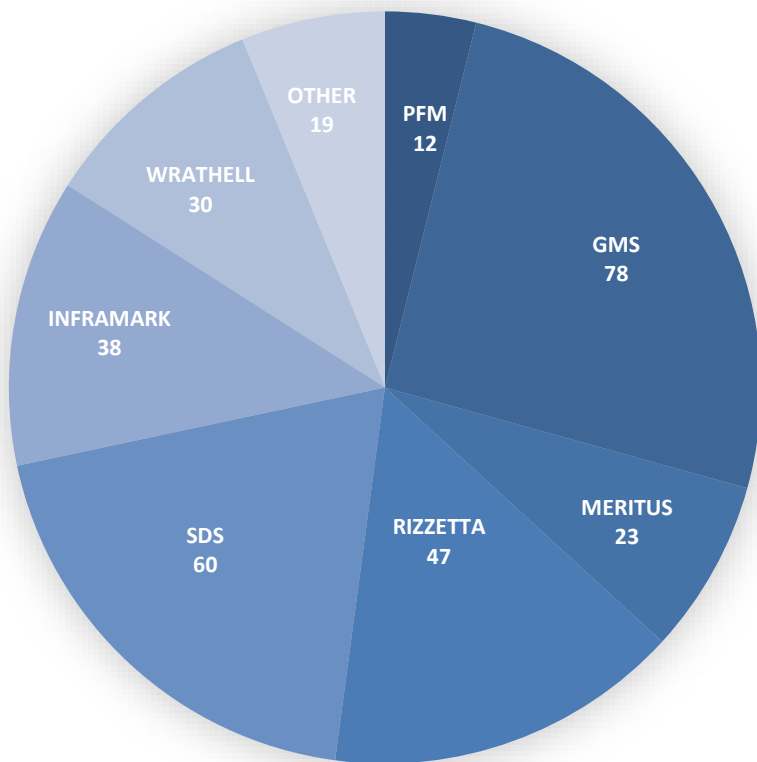
3800 Esplanade Way, Suite 210 | Tallahassee, FL 32311 | 800.342.3197, in Florida | 850.224.2727 | Fax: 850.222.6190 | www.ficpa.org

Firm & Staff Experience



Grau & Associates
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GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 30+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 14+

CPE (last 2 years):

Government

Accounting, Auditing:

47 hours; Accounting,

Auditing and Other:

58 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (includes of 4 hours of Ethics CPE)



Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm's quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)

Master of Accounting

Florida Atlantic University (2003)

Bachelor of Arts:

Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:
Carlton Lakes Community Development District
Golden Lakes Community Development District
Rivercrest Community Development District
South Fork III Community Development District
TPOST Community Development District

Westchase Community Development District
Monterra Community Development District
Palm Coast Park Community Development District
Long Leaf Community Development District
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
Indian Trail Improvement District
Pinellas Park Water Management District
Ranger Drainage District
South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

FICPA State & Local Government Committee
FGFOA Palm Beach Chapter

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

47

58

105 (includes of 4 hours of Ethics CPE)

References



Grau & Associates
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We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2022-2026 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2022	\$6,200
2023	\$6,400
2024	\$6,600
2025	\$6,800
2026	<u>\$7,000</u>
TOTAL (2022-2026)	<u>\$33,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Waste Water Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Cypress Bluff Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

FIFTH ORDER OF BUSINESS

RESOLUTION 2022-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED
AGENT AND REGISTERED OFFICE OF THE CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT.**

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 Duval County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Katie Buchanan of Kutak Rock LLP is hereby designated as the Registered Agent for the Cypress Bluff Community Development District.

SECTION 2. The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Duval County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 22nd day of March 2022.

ATTEST:

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SIXTH ORDER OF BUSINESS

D.

1.



COMMUNITY MANAGER REPORT 4/26/22

SUBMITTED BY MARCY POLLICINO

RECHARGE UPDATE:

INCIDENT REPORT 4/10/22

A resident and guest entered the property around 10:39pm with a gun and proceeded to “hang out” on the rooftop patio and smoke marijuana. Around 11:11pm the two exit Recharge and the resident fires the gun in the Recharge parking lot. The police, Jim Perry (District Manager) and Rick Ray (Cypress Bluff CDD Chairman) were contacted. The amenity privileges for the resident (and the entire household) have been revoked. Jim Perry will send the homeowners a notice of the revocation. The incident report is attached.

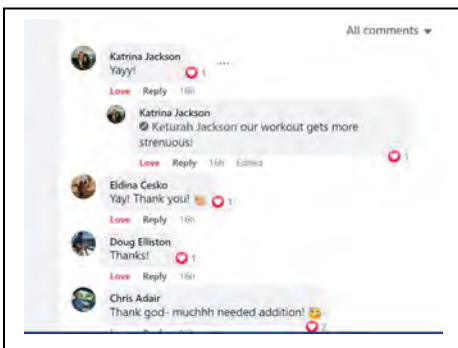
Update: Dan Fagen, Vesta Property Services, went to the substation to try and retrieve a copy of the report on 4/13/22. The investigation is ongoing so the report cannot be released at this time. He was told the office had to redact most of the contents of the report. (This may be because he is a minor.) The state will issue a warrant for his arrest for discharging a firearm within county lines. He will be trespassed from the property once they make contact. The officer will inform us when he makes contact for the trespass. Otherwise, the case is in the authorities’ hands.

The Cypress Bluff CDD board was informed of this incident on 4/14/22.

FITNESS CENTER

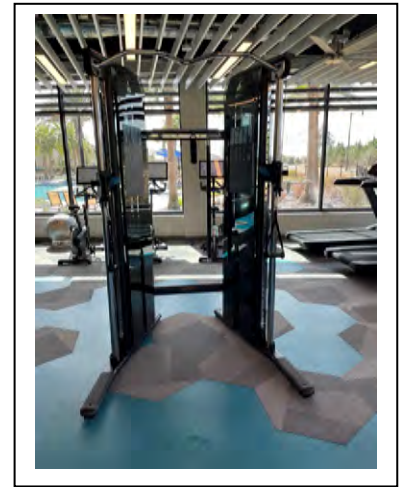
New gym equipment has arrived!

Resident feedback on social:





SMITH MACHINE



FUNCTIONAL TRAINER

The A/C in the gym was not working properly. Thigpen was called to evaluate. It was determined the air valves were not regulating properly due to residents turning the air down/up. Thigpen has now placed a lock box on the controller.

DOG PARK

Dog Park hinge gate was broken and fixed by Finyl Fencing. This is the third time the hinges have broken. Therefore, we have put on a "gate stop" to prevent the gate from swinging forward.



BROKEN GATE



FIXED GATE



GATE WITH STOPPER

RECHARGE

Four additional security cameras were installed. Cost: \$1,800

The security equipment is now maxed out with cameras. There are now eight cameras total.

Power washing spot clean has been completed. Areas touched: Recharge sign, sidewalk, curbing, front walkway, building side, pool deck and pool furniture. Cost: \$2,430

The "R" on the Recharge amenity sign was stolen. A police report was filed. Report #22-0117277 for criminal theft. Cost for replacement: \$1,270.



SIGN WITH MISSING "R"

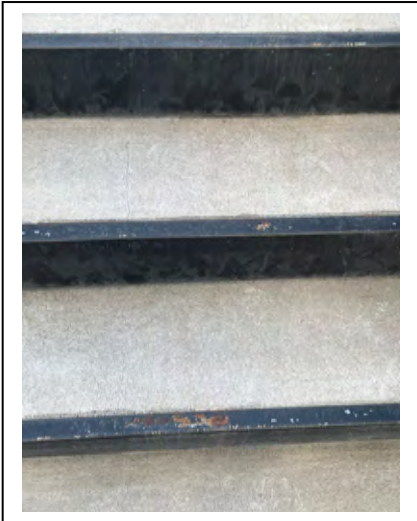


FIXED SIGN

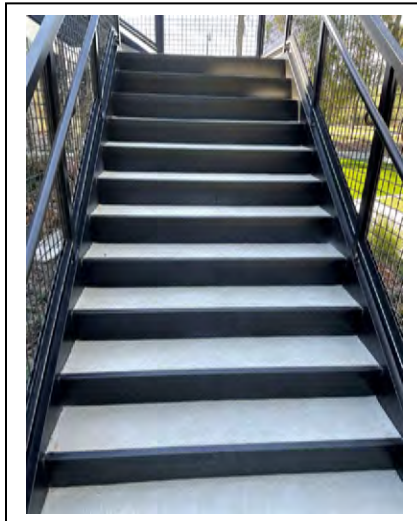
Many residents have tried to bring dogs and bicycles through the gates at Recharge. Many have expressed there is no sign informing them this is not allowed (although it is in the policies and procedures). The cost to have a sign installed within the landscape of the main gate is \$555.83. The quote is attached.

The rooftop patio stairs were rusting. Carlton Construction was consulted on the final walk through regarding this issue. Carlton and Color Wave (stair painters) have determined it the reason for the rust is because the steps are short, and the placement of the person's step will result in the wear and tear. Color Wave has repainted the stairs at no cost. Moving forward this will become a maintenance item for Recharge.

It has also been noted water pools on the stairs and seeps through the concrete. This results in rusting the backside of the steps. Color Wave repainted the back side of the steps at no charge. If this continues to be an issue an epoxy may need to be laid down on the steps the next time a touch up paint is due to help prevent the seepage. This will not cure the pooled water as this is due to the pitch of the steps with no drainage.



BEFORE



AFTER



UNDERNEATH THE STEPS
These steps have been repainted—however, you can see where the corrosion has been repainted.

POOL

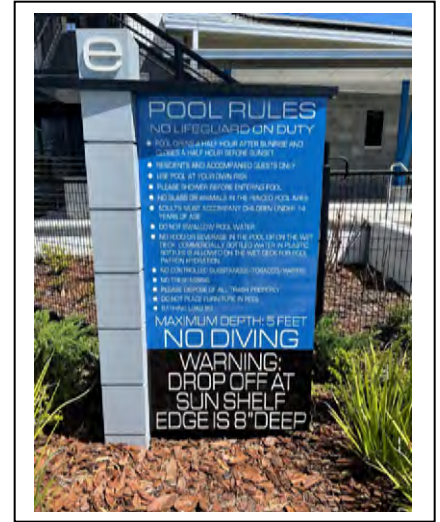
The pool rules sign posted states our pool hours are from “Dawn to Dusk.” This is incorrect because we are permitted to operate a half hour after sunrise until a half hour before sunset. We have received resident push back regarding this sign.

Also, the pool rules sign does not currently reflect the correct age children can attend without an adult present. The current sign states children under the age of 18 must be accompanied by an adult. However, our policies and procedures state only children under 14 years must be accompanied by an adult.

Therefore, the sign was updated to reflect the correct permitted hours and correct age to attend without an adult. Cost: \$865.16



OLD POOL SIGN



UPDATED POOL SIGN

The VFD (Variable Frequency Drive) controller for the pool stopped working. This has been replaced. Cost: \$1,545. To help prevent this from happening we are installing a surge protector on the electrical box in the pool pump room. Cost: \$514.79

Pool preventative maintenance report is attached.

Follow up notes: The shed for pool chemicals has been completed. The chlorine flow has been restored and the ORP is between 650-800.

February Amenity Use:

Gym door was opened 1,334 times.
Rear gym door was opened 15 times.
Main entry gate was opened 1,089 times.
Main pool gate was opened 291 times.
Side pool gate was opened 21 times.

March Amenity Use:

Gym door was opened 1,710 times.
Rear gym door was opened 59 times.
Main entry gate was opened 1,089 times.
Main pool gate was opened 2,044 times.
Side pool gate was opened 127 times.

Transaction Report February 2022

CHARGED ON	TRANSACTION AMOUNT	TRANSACTION NOTES	REFUNDED AMOUNT
2/24/22	\$50	Rooftop Rental Deposit	\$0
2/25/22	\$50	Pool Deck Rental Deposit	\$0
2/1/22	\$15	Mixology Class	\$0
2/1/22	\$15	Mixology Class	\$0
2/24/22	\$50	Rooftop Rental Deposit	\$0
2/8/22	\$50	Rooftop Rental Deposit	\$0
2/28/22	\$50	Rooftop Rental Deposit	\$0
2/3/22	\$50	Rooftop Rental Deposit	\$0
2/28/22	\$50	Rooftop Rental Deposit	\$0
2/26/22	\$40	Recharge Access Fob	\$0
2/15/22	\$50	Rooftop Rental Deposit	\$0
2/2/22	\$50	Rooftop Rental Deposit	\$50
2/11/22	\$100	Rooftop Rental Fee	\$0
2/28/22	\$50	Rooftop Rental Deposit	\$0
2/28/22	\$50	Pool Deck Rental Deposit	\$0
2/16/22	\$50	Rooftop Rental Deposit	\$0
2/16/22	\$50	Pool Deck Rental Deposit	\$0
GRAND TOTAL	\$820		\$50

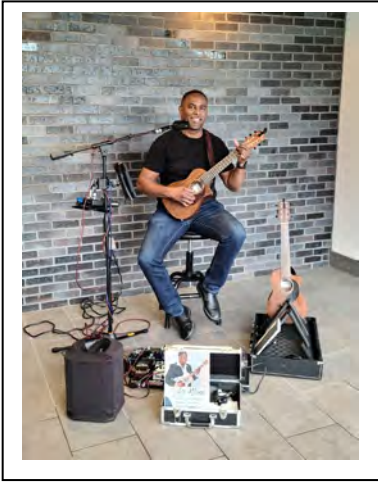
Transaction Report March 2022

CHARGED ON	TRANSACTION AMOUNT	TRANSACTION NOTES	REFUNDED AMOUNT
3/26/22	\$50	5 Tickets for Magic Show	\$0
3/4/22	\$200	Pool Deck & Rooftop Patio Rental Fee	\$0
3/19/22		Rooftop Patio Deposit	\$50
3/21/22	\$100	Rooftop Rental Fee.	\$0
3/25/22	\$40	2 Tickets for Wine Tasting	\$0
3/17/22	\$100	Rooftop Rental Fee	\$0
3/24/22	\$40	2 Tickets for Wine Tasting	\$0
3/28/22	\$20	2 Tickets for the Magic Show	\$0
3/10/22	\$100	Rooftop Rental Fee	\$0
3/24/22	\$40	2 Tickets for Wine Tasting	\$0
3/28/22	\$20	2 Tickets for the Magic Show	\$0
3/20/22	\$40	2 Tickets for Wine Tasting	\$0
3/23/22	\$20	1 Ticket for Wine Tasting	\$0
3/23/22	\$20	1 Ticket for Mixology Class	\$0
3/27/22	\$20	2 Tickets for Magic Show	\$0
3/30/22	\$40	2 Tickets for Wine Tasting	\$0
3/25/22	\$40	4 Tickets for Magic Show	\$0
3/5/22	\$50	Pool Deck Rental Deposit	\$0
3/5/22	\$50	Rooftop Rental Deposit	\$0
3/7/22	\$50	Pool Deck Rental Deposit	\$0
3/5/22	\$50	Rooftop Rental Deposit	\$0
3/5/22	\$50	Pool Deck Rental Deposit	\$0
3/17/22	\$100	Rooftop Rental Fee	\$0
3/8/22	\$50	Rooftop Rental Deposit	\$0
3/31/22	\$40	2 Tickets for Wine Tasting	\$0
3/31/22	\$20	2 Tickets for Magic Show	\$0
3/25/22	\$40	2 Tickets for Wine Tasting	\$0
3/17/22	\$40	2 Tickets for Wine Tasting	\$0
GRAND TOTAL	\$1,430		\$50

EVENTS UPDATE:

FEBRUARY FOOD TRUCK FRIDAY

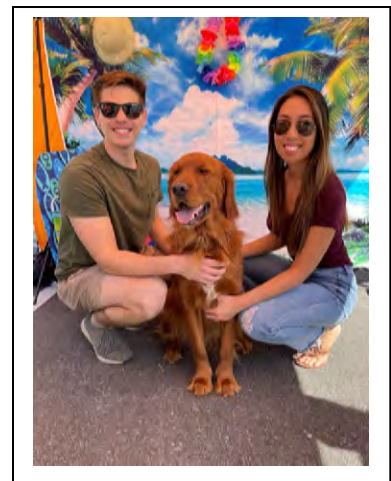
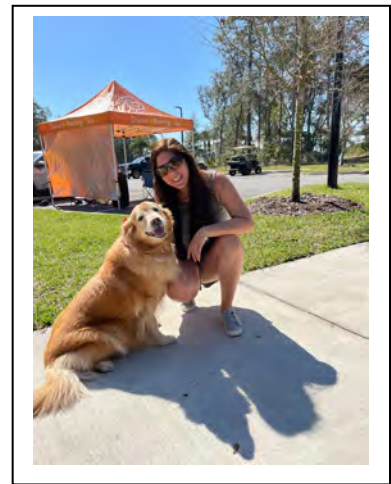
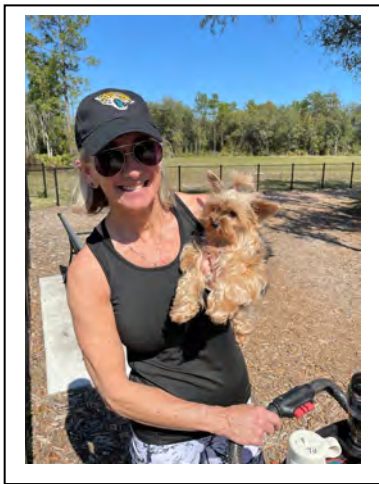
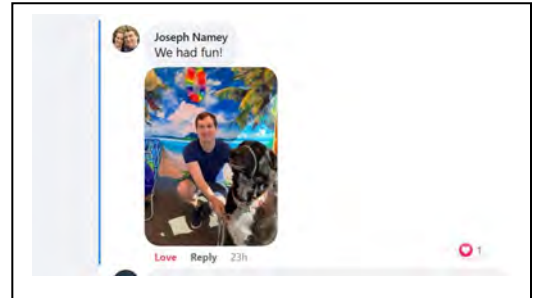
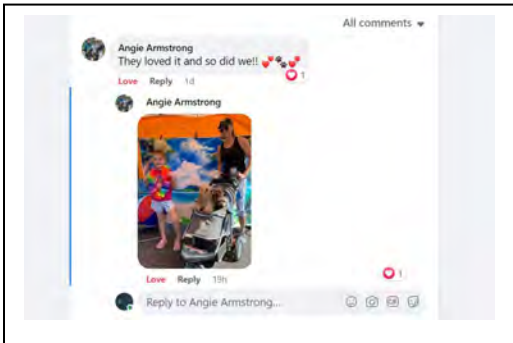
Ace Winn performed on the rooftop patio. K-Bop food truck was on site for dinner. 30 +/- attended this event. It had been a rainy day—however, the sky did clear in time for the event!



WOOF DOWN LUNCH

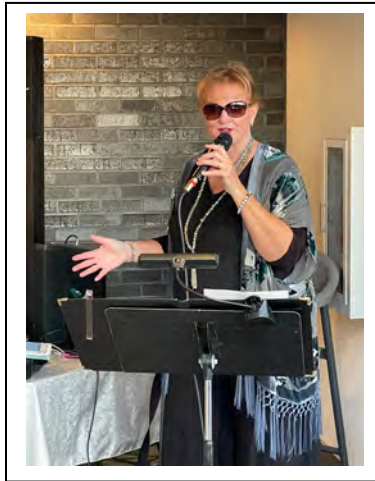
It was lunch unleashed for our resident dogs! Doggie treat bags were given out. David Weekley provided a hot dog lunch and dog litter bag carriers for dog owners. Dogtopia was on site for dog photos and Got Your Back K9 Life offered a free training demonstration. Dogs were also able to participate in games. It was a dog's day out! 80+ attended this event.

Reaction on social:



WIND DOWN WEDNESDAY MARDI GRAS

Jazz duo Lisa Kelly and JB Scott stopped by for a special one-hour performance to help us celebrate Mardi Gras! This was an adult only event. Zydeco Cajun Grill was on site for dinner. 30+/- attended with more grabbing food from the truck.



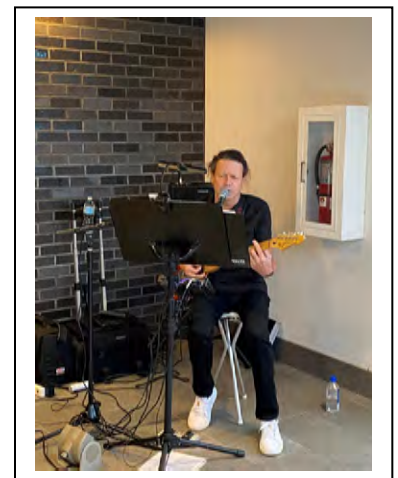
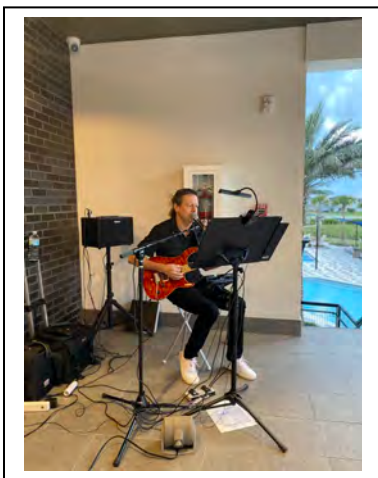
FAMILY MOVIE NIGHT

The movie Encanto was shown on the activity lawn. El Mariachi Loko food truck was on site for dinner. Over 90 +/- attended and felt the magic of Encanto!



MARCH FOOD TRUCK FRIDAY

Erik Lundgren performed on the rooftop patio. Mambi Delight food truck was on site for dinner. 30 +/- attended this event. The weather started out beautiful, and then storms popped up out of nowhere.



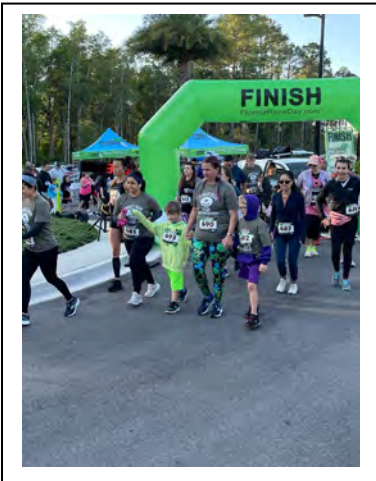
ZUMBA FREE DEMO

The Dance Doctor brought the beat to Recharge! Residents were invited to participate in a FREE Zumba class on the yoga lawn to determine interest for a class. Four residents participated. Unfortunately, not enough residents registered for class, and it had to be cancelled.



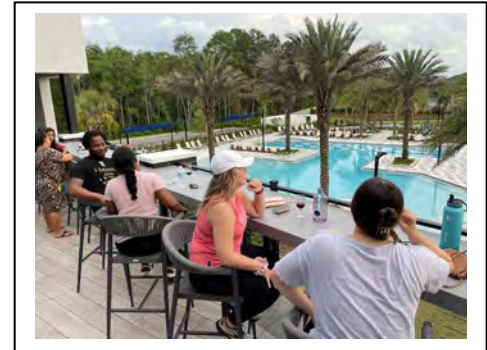
2nd ANNUAL DONUT 5/10K

Participants raced for donuts at our annual run! Racers were able to choose between a 5K, 10K or 1-mile fun run. The race sold out at 215.



WIND DOWN WEDNESDAY WINE TASTING

Residents sipped and swirled seven different wines with two sommeliers from The Wine Guys. Tasting crackers were also available. Participants 21+ were charged \$20 pp to help cover costs. 30 guests attended. Viva Mi Familia food truck was on site for dinner and open to all residents.



ADULT MAGIC/COMEDY SHOW

Magician Mark Alan performed for an audience of 44 on the rooftop patio. Many were amazed at Mark's talent as well as his comedic timing! Everyone had a great night and the show received raving reviews from the attendees! Bawk Bawk food truck was on site for dinner and open to all residents.



SPRING CELEBRATION

It was a hopping fun time at our Easter egg hunt! Four age groups raced for eggs while adults enjoyed live music on our rooftop patio from Rebecca Day. Attendees also visited our petting zoo as well as grabbed dinner from Cheesy Street Food Truck and dessert from Butler's Cookie Creations. 150 +/- attended this event.

Resident feedback on social:





MAY EVENTS: Star Wars Mixology Class, Ice Cream for Mom, Food Truck Friday, and Memorial Day

ACTION ITEMS:

RENTALS

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

FITNESS CENTER

The sun prohibits use of the Echelon mirrors during certain times of the day. The sun glare makes it impossible to see the screen. Also, the sun glare is disturbing to those using the bikes and treadmills and has required some to wear sunglasses when working out. To help rectify this situation solar shades would need to be installed. Three companies were quoted for this job:

1. Blind Guys
 - a. \$5,000
 - b. 9-year warranty on parts no cost for labor.
 - c. Clutch standard shade lifts
2. All About Blinds
 - a. \$5,180
 - b. 5-year warranty on parts and one year on labor.
 - c. Spring assist lift for larger shades.
3. Sunburst
 - a. \$5,302.55
 - b. 5-year warranty on parts and labor.
 - c. Spring assist for larger shades.

DOG PARK

Consulted with Paul Kassab with Sunstate Landscaping and Mikey White with The Parc Group regarding the mulch replacement. Previously it was approved to place down playground mulch for replacement. This was at the recommendation of our previous Sunstate account manager at a cost of \$828 for 10 yards. However, after speaking with Paul and Mikey it has been determined why we use tree bark mulch with pine needles. This is due to the natural environment and the playground mulch will not be able to be maintained. Therefore, it is recommended to alter the previous replacement plan and go with tree bark mulch and pine needles for a cost of \$550 per 10 yards. See proposal attached.

LARGE DOG PARK

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



We are working with Mikey White from The PARC Group and Vallencourt for a solution to this issue. Currently there is discussion of putting in a drainage system. The board will be updated as more information becomes available.

LANDSCAPE REPORT

1. Our current account manager has been placed on indefinite medical leave. Sun State is working as a team to oversee our account in the interim. They are looking for a replacement.
2. Mulch had been refreshed along eTown Parkway and Recharge.
3. The tree support wires and blocks have all been removed along eTown Parkway and Recharge.
4. Sprinkler pump in went down due to a power surge. Tech had to come out to fix it. While waiting we tapped into the fire hydrants for water. Cost to fix the pump: \$5,103.51
5. Three dead trees in the large dog park were removed to prevent fence damage. The trees are circled in red. Cost: \$910



RECHARGE PREVENTATIVE MAINTENANCE REPORT 03/18/22

EQUIPMENT	PERFORMANCE	CONDITION	NOTES AND RECOMMENDATIONS
Pak Pumps	GOOD	GOOD	Both running well, temp is within limits and amp draw well within limits.
VFD	GOOD	GOOD	Just replaced and running well.
Electrical	GOOD	GOOD	No issues observed during the visit. New surge protector just installed.
Filtration	GOOD	GOOD	Filters are working properly, flow is in target range
Chemical Control	GOOD	WATCH	See notes below.
Pak Housing	GOOD	GOOD	
Plumbing	GOOD	GOOD	Plumbing is working properly with no leaks. FWLC tested and working as designed. Turns on and off with float.
Pak Area	GOOD	GOOD	Everything is good with the area of the pak.
Extra Notes:			
1) Chemicals and pool cleaning supplies being stored in pak. Recommend removing and storing in another location. 2) Found PH (acid) pump was turned off. I turned it back on and verified it is working. 3) CL (chlorine) was not flowing. I replaced pinch tubes in both feeders and all of the tubing from the feeders to the return line to restore chemical flow 4) ORP was low from no chlorine flowing. ORP should be bewtween 650 and 800, was 535 at the time of the inspection. After replacing the tubing, I observed the ORP starting to rise. Everything else looked good.			



CBCDD Incident Report | 2022

Date of Incident: 4/10/22 Time of Incident: 10:40pm
Location of Incident: Recharge Amenity Center Parking Lot and Rooftop Patio
Name of Individual: Corey Brunson Age: Looked late teens-early 20s
Phone Number: 904-515-9002 CBCDD Resident: Yes
Were the police contacted? Yes (Non-Emergency Number)
Name of witness: Marcy Pollicino Work Phone Number: 904-527-1081

Description of Incident: Marcy Pollicino arrived at 7:30am on 4/11/22. Upon arrival maintenance tech Don Novak handed Marcy 12 bullet casings that were found in the parking lot. Resident John Hidalgo had found the casings and had given them to Don Novak. Marcy Pollicino proceeds to pull the security footage from 4/10/22. At 10:39pm 4/10/22 a black car pulls up in front of Recharge. Two gentlemen get out. One has been identified as resident Corey Brunson. Corey had one male guest. (Corey was identified upon Recharge entry. Corey used his VIZpin app to enter the facility.) Corey and his guest proceeded up to the rooftop patio. They sat at the bar. They placed a gun on top of the bar counter and rolled what looks like marijuana. The two proceed to smoke the joint in full, look at their phones and hold the gun a couple of times. The two then leave and exit Recharge at 11:11pm. Upon exiting the two approach the black car and do not get in. They go in front of the car and Corey puts his phone down and takes out the gun. His friend takes out his phone to record him. Corey then fires the gun into the parking lot at an angle toward the wood line. The two then get back in the car and leave. Marcy Pollicino saves all the video. Marcy Pollicino speaks with Dan Fagen regarding the incident who informs her to suspend amenity privileges for this home. Marcy Pollicino then speaks with Jim Perry and Jim Oliver at Government Management Systems as well as Cypress Bluff CDD Chairman Rick Ray regarding details of the incident. The Jacksonville non-emergency police number was called, and a police officer came out to take a statement and gather evidence. Officer A.S. Franz ID #78360 came on site, interviewed Marcy Pollicino, took the casings and a copy of all the video. Marcy Pollicino also showed the officer the remnants from the marijuana on the rooftop patio. The officer verified it was marijuana leaves they were smoking. The officer will be pressing charges on "discharging a firearm in public." He will also try to issue charges for trespassing, however, he is not sure if that will be allowed. He cannot press charges for bringing the firearm into the amenity center or smoking marijuana at Recharge. The case number is 209747 and will be available on Wednesday 4/13/22 at the Jacksonville Sheriff's Office Substation.

Additional Information:

Resident Address: 9868 Invention Lane, Jacksonville, FL 32256
Parents/Homeowners: Marla and Richard Goodley
Marla: mcgoodley904@gmail.com/904-235-9828
Richard: rmgoodley904@gmail.com/904-525-1793

*Jim Perry will be sending an official letter to the homeowners regarding revoking their amenity privileges.


Employee Signature

Marcy Pollicino 4/11/22
Employee Printed Name/Date

Your Case Information

Law Enforcement Agency: Jacksonville Sheriff's Office (JSO)

Emergency: 9-1-1 (TTY Services Available)

JSO's Non-Emergency: (904) 630-0500

JSO's General Information: (904) 630-7600

Case Number: 209747

Date of Report: 4/11, 2022

Incident Type: Discharging firearm in public

Officer's Name: A.S. Franz

Officer's ID Number: 78360

VINE Pin Number: _____

Local Resources

Domestic Violence Center:
Hubbard House

- hubbardhouse.org
- 24-Hour hotline:
(904) 354-3114 or
1-800-500-1119
- TTY: (904) 354-3958

Certified Rape Crisis Center:
The Women's Center of Jacksonville
(Rape Recovery Team)

- thewcj.org
- 5644 Colcord Avenue,
Jacksonville, FL 32211
- Phone: (904) 722-3000
- 24-Hour Rape Crisis Hotline:
(904) 721-7273

2.

Created Date: 4/14/2022

DESCRIPTION: Sidewalk Sign

Bill To: Cypress Bluff Community Development
475 W. Town Place
Suite 114
St. Augustine, FL 32092
US

Installed: Cypress Bluff Community Development
Cypress Bluff
.
Jacksonville, FL 32256
US

Requested By: Marcy Pollicino
Email: recharge@etownjax.com
Work Phone: (904) 527-1081
Tax ID: 85-8017634330C-2

Salesperson: Kim Brown
Entered By: Kim Brown

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Restroom Sign with Post and Installation	1	\$555.83	\$555.83
1.1	HQ OUTPUT TO RIGID MATERIAL - Printed 3M Vinyl with 3M UV Laminate Mounted to 080 Aluminum with Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1			
1.2	MISCELLANEOUS - 3"x3"x6' Bronze Aluminum Post and Capper Part Qty: 1			
1.3	IN HOUSE INSTALLATION - Installation out at Cypress Bluff Community Part Qty: 1			
			Subtotal:	\$555.83
			Taxes:	\$0.00
			Grand Total:	\$555.83

Signature: _____ **Date:** _____

3.

Name: Marcy Pollicino
 Address: 10571 E Tan Pkwy
 City: Jax State: FL Zip: 32256
 Home Phone: 904-527-1081
 Mobile Phone: _____
 E-mail: Recharge@elanjax.com

1. This contract is noncancelable since all window treatments are custom made. No refunds will be given.
2. The customer or their representative must be at the job site at the time of installation.
3. Approximate delivery time is _____ to _____ days.

ThoseBlindGuys.com
 11210 E. Phillips Industrial Blvd.
 Suite #4 • Jacksonville, FL 32256
904.886.0163



ITEM	Line	Location	Brand Name	Product	QTY	Mount Circle One	Measurements			Controls		Vertical Blinds Only		Valance	Ext. Bracket	Hold Downs	Spacer Blocks	Material, color and number	Total
							Width	Height	Depth	Tilt L or R	Cord L or R	STACK Circle One	FABRIC Circle One						
1		Side	GR	Solar Shades	6	Inside Outside						L S R	Insert Freehang					Pearl 54% Openers	3360
		Additional Information																	
2						Inside Outside						L S R	Insert Freehang					4 1/2" Fascia Clutch L.P.	2205
		Additional Information																	
3						Inside Outside						L S R	Insert Freehang						5560
		Additional Information																	
4						Inside Outside						L S R	Insert Freehang						- 568
		Additional Information																	
5						Inside Outside						L S R	Insert Freehang						5000
		Additional Information																	
6						Inside Outside						L S R	Insert Freehang						
		Additional Information																	
7						Inside Outside						L S R	Insert Freehang						
		Additional Information																	
8						Inside Outside						L S R	Insert Freehang						
		Additional Information																	
9						Inside Outside						L S R	Insert Freehang						
		Additional Information																	

Additional Notes: _____

FORM OF PAYMENT:

☐ Cash
☐ Check

Credit Card Number: _____ Name as it appears on credit card _____

VISA

Card Expiration Date _____

_____ Cardholder's signature (required)

ACCEPTED:

CUSTOMER _____ DATE _____

I HAVE READ THE REVERS SIDE OF THIS CONTRACT AND AGREE TO THE TERMS AND CONDITIONS THERON.

50% Deposit required with all orders	Subtotal	5000
	Sales Tax	5000
	Total	5000
	Deposit	2500
	Balance Due	2500
	C.O.D.	

ALL ABOUT BLINDS & SHUTTERS

7501 Philips Hwy
Jacksonville, Florida 32256
(904) 296-1356

NAME: Cypress Bluff CDD; POC Marcy Pollicino
ADDRESS: 1057 E-Town PKWY 32256
INVOICE #: **181848**

DATE CREATED: November 21, 2021

DATE LAST UPDATED: March 7, 2022

REPRESENTATIVE: Travis Hinton

PAYMENT PORTAL: <https://www.allaboutblinds.net/payments/>

	SALES QUOTE	3% Screen Shade in Ebony w/ Stainless Chain on Right	Control Side	Clutch Type		
	LOCATION					
1	Side Left	\$1,250	R	Spring Assisted		
2	Middle	\$1,250	R	Spring Assisted		
3	Right	\$1,250	L	Spring Assisted		
4	Back Left	\$455	R	Standard		
5	Middle	\$370	L	Standard		
6	Right	\$455	L	Standard		
		W/ Spring Assist		W/O Assist		
	Product Total	\$5,030		\$4,430		
	Install Fee (Min. \$75)	\$150		\$150		
	Sub Total	\$5,180		\$4,580		
	Sales Tax 0.00%	\$0.00	Exempt	\$0.00		
	Total	\$5,180.00		\$4,580.00		
	<i>Required Deposit</i>	\$2,590.00		\$2,290.00		
	<i>Balance Due at Install</i>	\$2,590.00		\$2,290.00		
	Allow Approximately 7-8 Weeks for install					

Phone: (904) 296-1356
Fax: (904) 296-9567

VERIFY ALL OPENINGS ARE INCLUDED
DEPOSIT DUE TO PROCESS ORDER; BALANCE UPON INSTALLATION
(PRICES ARE SUBJECT TO CHANGE)





11341 DISTRIBUTION AVE E #1
JACKSONVILLE, FL 32256
Ph 904-731-5522

PURCHASER:	HOME (904) 527-1081	MOBILE/ FAX	JOBSITE INFORMATION	
	NAME: CYPRESS BLUFF CDD		ALTERNATE CONTACT	
	ADDRESS: 10571 E.TOWN PKWY		PHONE:	
	CITY, STATE, ZIP JACKSONVILLE 32256		ADDRESS:	
	NEEDS FINAL MEASURE PREVIOUS WORK		CITY, STATE, ZIP	
DATE: 3/21/2022 SALES REP. Kevin McCormack		EMAIL ADDRESS		
We agree to furnish as per following specifications. This quotation is subject to change or withdrawal without notice 15 days from the above date.				

LINE	QTY	ROOM	PRODUCT DESCRIPTION	CONTROL TYPE	IB OB	COLOR	EACH	TOTAL
1	1	MIRROR	SOLAR SCREEN 3% SHADES 129 X 100 OPEN ROLL, SPRING ASSIST	CHAIN	IB	EBONY	\$1,302.98	\$ 1,302.98
2	2	SIDE WINDOWS	SOLAR SCREEN 3% SHADES (3) EA 132 X 100 OPEN ROLL SPRING ASSIST	CHAIN	IB	EBONY	\$1,302.98	\$ 2,605.95
3	2	WEST SIDE L&R	SOLAR SCREEN 3% SHADE (1) 74 X 100 OPEN ROLL	CHAIN	IB	EBONY	\$ 540.23	\$ 1,080.45
4	1	WEST SIDE MIDDLE	SOLAR SCREEN 3% (1) 63 X 100 OPEN ROLL	CHAIN	IB	EBONY	\$ 313.18	\$ 313.18
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								

DELIVERY	WARRANTY	YOUR RESPONSIBILITIES	CANCELLATION	A: TOTAL PAGE 1	\$ 5,302.55
Delivery commitments begin upon receipt of a signed contract and a paid deposit. Delivery commitment is subject to change if final window measurements cannot be taken, and or if job specifications have not been finalized.	ENTIRE PRODUCT AGAINST MANUFACTURING DEFECTS (i.e., a flaw in the product design, materials or workmanship that causes the product to no longer function) POLYWOOD SHUTTERS LIFETIME Barn Doors 90 days Horizontal blinds..... 2 years Vertical blinds..... 2 years Shades..... 5 years Motorization..... 5 years	You will be expected to clear surfaces for Installation by removing all obstacles (existing window treatments, furniture, etc.) prior to installation. Your balance due is payable upon installation. If installation is incomplete, payment for completed portion of contract is expected. We ask that you be present to inspect the installation and pay the balance.	I understand this is custom made merchandise and cannot be cancelled. Changes or cancellation of a confirmed installation date must be made at least 3 working days prior to the scheduled installation date. A cancellation with less than 3 working days will result in a \$50.00 cancellation charge.	B: MISCELLANEOUS	
				C: SUBTOTAL	\$ 5,302.55
				D: SALES TAX	
				E: TOTAL	\$ 5,302.55
				F: 50% DEPOSIT AT TIME OF ORDER	\$ (2,651.28)
				G: BALANCE DUE UPON INSTALLATION	\$ 2,651.28
				The Seller reserves the right to correct misquotes and errors in calculations	
				PAYMENT INFORMATION	
				VISA	MASTER CARD AMERICAN
					EXP.

I hereby agree to order the above merchandise upon the terms and conditions set forth. Payment will be made as outlined. I understand that this is custom made merchandise and cannot be cancelled. I have read, understand and am in agreement with these terms. Seller reserves the right to remove panels if payment is not made at the time of installation.

Current delivery time is approximately 5-7 weeks.

CHECK # _____ CASH _____

If legal action should become necessary for the Seller to enforce the terms of this agreement or collect any amount payable hereunder, Purchaser shall be responsible for the Seller's reasonable attorney fees and legal costs. Interest at the rate of 1-1/2% per. month(18% per annum) will be charged on past due accounts.

SIGNATURE DATE

SEVENTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
March 31, 2022



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

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>Assets:</u>				
Cash	\$586,512	---	---	\$586,512
Due from Developer	\$27,145	---	---	\$27,145
Investments:				
<i>Series 2019</i>				
Reserve	---	\$364,591	---	\$364,591
Revenue	---	\$651,710	---	\$651,710
Prepayment	---	\$33,147	---	\$33,147
Acquisition & Construction- Parcel E3A	---	---	\$4	\$4
Acquisition & Construction- Parcel E7A	---	---	\$1	\$1
Acquisition & Construction- Sold Parcels	---	---	\$5,784	\$5,784
Acquisition & Construction	---	---	\$4,002	\$4,002
Due from General Fund	---	\$62,290	---	\$62,290
<i>Series 2020</i>				
Reserve	---	\$247,349	---	\$247,349
Revenue	---	\$351,976	---	\$351,976
Acquisition & Construction- Parcel E7C	---	---	\$331	\$331
Acquisition & Construction- Sold Parcels	---	---	\$195	\$195
Due from General Fund	---	\$71,602	---	\$71,602
<i>Series 2020A</i>				
Reserve	---	\$212,519	---	\$212,519
Revenue	---	\$340,848	---	\$340,848
Prepayment	---	\$1,068	---	\$1,068
Acquisition & Construction	---	---	\$216	\$216
Cost of Issuance	---	---	\$9,427	\$9,427
Due from General Fund	---	\$50,402	---	\$50,402
<i>Series 2021</i>				
Reserve	---	\$57,625	---	\$57,625
Cost of Issuance	---	---	\$5,363	\$5,363
Due from General Fund	---	\$749	---	\$749
Due from Debt Service	\$14,543	---	---	\$14,543
Due from Other	\$747	---	---	\$747
Assessment Receivable	---	\$20,889	---	\$20,889
Investment-SBA	\$250,924	---	---	\$250,924
Prepaid Expenses	\$8,172	---	---	\$8,172
Total Assets	<u>\$888,043</u>	<u>\$2,466,767</u>	<u>\$25,322</u>	<u>\$3,380,132</u>
<u>Liabilities:</u>				
Accounts Payable	\$1,731	---	---	\$1,731
Due to Debt Service SE 2019	\$2,395	---	---	\$2,395
Due to Debt Service SE 2020	\$33	---	---	\$33
Due to Debt Service SE 2020A	\$1,111	---	---	\$1,111
Due to Debt Service SE 2021	\$749	---	---	\$749
Due to General Fund	---	\$14,543	---	\$14,543
Due to GMS/Assmt Billing Fee	\$48	---	---	\$48
Due to Other	\$7,897	---	---	\$7,897
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$2,452,223	---	\$2,452,223
Unassigned	\$874,080	---	\$25,322	\$899,402
Total Liabilities and Fund Equity	<u>\$888,043</u>	<u>\$2,466,767</u>	<u>\$25,322</u>	<u>\$3,380,132</u>

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

Description	PRORATED		ACTUAL THRU 3/31/22	VARIANCE
	ADOPTED BUDGET	BUDGET THRU 3/31/22		
Revenues:				
Assessments-Tax Collector	\$471,996	\$427,121	\$427,121	\$0
Assessments-Direct	\$435,179	\$404,025	\$404,025	\$0
Interest-SBA	\$1,000	\$500	\$196	(\$304)
Other Revenues	\$10,000	\$5,000	\$4,537	(\$463)
Total Revenues	\$918,175	\$836,646	\$835,879	(\$767)
Expenditures				
<u>Administrative</u>				
Supervisor Fees	\$12,000	\$6,000	\$2,800	\$3,200
FICA Expense	\$918	\$459	\$168	\$291
Engineering	\$5,000	\$2,500	\$873	\$1,627
Arbitrage	\$1,800	\$600	\$1,200	(\$600)
Dissemination Agent	\$4,000	\$2,000	\$2,633	(\$633)
Attorney	\$15,000	\$7,500	\$6,786	\$715
Annual Audit	\$8,000	\$4,000	\$0	\$4,000
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$19,000	\$9,500	\$0	\$9,500
Management Fees	\$46,800	\$23,400	\$23,400	\$0
Information Technology	\$2,500	\$1,250	\$1,250	\$0
Website Maintenance	\$1,250	\$625	\$625	(\$0)
Telephone	\$500	\$250	\$56	\$194
Postage	\$1,500	\$750	\$443	\$307
Printing & Binding	\$3,000	\$1,500	\$1,098	\$402
Insurance	\$5,919	\$5,919	\$5,570	\$349
Legal Advertising	\$4,000	\$2,000	\$499	\$1,501
Other Current Charges	\$1,000	\$500	\$162	\$338
Office Supplies	\$600	\$300	\$79	\$221
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$137,962	\$74,228	\$52,818	\$21,410
<u>Grounds Maintenance</u>				
Pond Maintenance (Water Quality)	\$6,000	\$3,000	\$540	\$2,460
Landscape Maintenance	\$285,000	\$142,500	\$166,302	(\$23,802)
Landscape Contingency	\$25,000	\$12,500	\$602	\$11,898
Pump Maintenance	\$3,550	\$1,775	\$0	\$1,775
Water & Sewer	\$48,000	\$24,000	\$17,338	\$6,662
Irrigation Repairs	\$3,000	\$1,500	\$2,849	(\$1,349)
Landscape Reserves	\$20,000	\$10,000	\$0	\$10,000
Pest Control	\$1,920	\$960	\$960	\$0
Other Repairs and Maintenance	\$6,000	\$3,000	\$0	\$3,000
Total Grounds Maintenance	\$398,470	\$199,235	\$188,591	\$10,644

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

Description	ADOPTED BUDGET	PRORATED	ACTUAL THRU 3/31/22	VARIANCE
		BUDGET THRU 3/31/22		
Amenity				
Insurance	\$33,941	\$33,941	\$32,155	\$1,786
Amenity Manager	\$102,262	\$51,131	\$56,132	(\$5,001)
Lifestyle Manager	\$13,740	\$6,870	\$0	\$6,870
Pool Maintenance	\$8,844	\$4,422	\$4,422	\$0
Pool Chemicals	\$12,500	\$6,250	\$6,248	\$3
Facility Attendant	\$64,360	\$32,180	\$32,180	\$0
Janitorial Services	\$9,830	\$4,915	\$4,915	(\$0)
Refuse	\$1,500	\$750	\$699	\$51
Security and Gate Maintenance	\$4,000	\$2,000	\$1,464	\$536
Facility Maintenance	\$18,203	\$9,102	\$9,102	(\$0)
Elevator Maintenance	\$3,000	\$1,500	\$1,051	\$449
Electric	\$6,000	\$6,000	\$9,674	(\$3,674)
Cable and Internet	\$13,000	\$6,500	\$5,188	\$1,312
Licenses and Permits	\$1,000	\$500	\$0	\$500
Repairs & Maintenance	\$6,053	\$6,053	\$7,575	(\$1,522)
Special Events	\$20,000	\$10,000	\$5,115	\$4,886
Holiday Decorations	\$1,500	\$750	\$1,197	(\$447)
Fitness Center R&M	\$10,000	\$5,000	\$3,351	\$1,649
Fitness Equipment Rentals	\$24,360	\$12,180	\$11,732	\$448
Reserve for Amenities	\$24,650	\$12,325	\$5,385	\$6,941
Other Current Charges	\$3,000	\$3,000	\$3,000	\$0
Total Amenity	\$381,743	\$215,369	\$200,584	\$14,784
Total Expenditures	\$918,175	\$488,832	\$441,992	\$46,839
Excess Revenues/Expenses	\$0		\$393,887	
Net Change in Fund Balance	\$0		\$393,887	
Fund Balance - Beginning	\$0		\$480,194	
Fund Balance - Ending	\$0		\$874,080	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Assessments-Tax Collector	\$0	\$372,825	\$30,537	\$21,223	\$843	\$1,692	\$0	\$0	\$0	\$0	\$0	\$0	\$427,121
Assessments-Direct	\$0	\$332,350	\$0	\$71,675	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$404,025
Interest-SBA	\$25	\$21	\$28	\$31	\$30	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$196
Other Revenues	\$891	\$640	\$408	\$695	\$643	\$1,261	\$0	\$0	\$0	\$0	\$0	\$0	\$4,537
Total Revenues	\$916	\$705,836	\$30,972	\$93,624	\$1,516	\$3,015	\$0	\$0	\$0	\$0	\$0	\$0	\$835,879
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisor Fees	\$1,000	\$0	\$0	\$1,000	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800
FICA Expense	\$61	\$0	\$0	\$61	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Engineering	\$194	\$0	\$97	\$194	\$388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$873
Arbitrage	\$600	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Dissemination Agent	\$433	\$333	\$617	\$417	\$417	\$417	\$0	\$0	\$0	\$0	\$0	\$0	\$2,633
Attorney	\$0	\$1,148	\$3,226	\$1,951	\$461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,786
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$0	\$0	\$0	\$0	\$0	\$0	\$23,400
Information Technology	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
Website Maintenance	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$625
Telephone	\$19	\$0	\$14	\$0	\$0	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$56
Postage	\$112	\$14	\$4	\$17	\$122	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$443
Printing & Binding	\$2	\$572	\$4	\$153	\$246	\$121	\$0	\$0	\$0	\$0	\$0	\$0	\$1,098
Insurance	\$5,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,570
Legal Advertising	\$100	\$0	\$100	\$100	\$97	\$103	\$0	\$0	\$0	\$0	\$0	\$0	\$499
Other Current Charges	\$34	\$54	\$74	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162
Office Supplies	\$0	\$18	\$6	\$18	\$19	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$79
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Website design/compliance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Administrative	\$17,513	\$6,351	\$8,354	\$8,123	\$5,962	\$6,515	\$0	\$0	\$0	\$0	\$0	\$0	\$52,818
<u>Grounds Maintenance</u>													
Pond Maintenance (Water Quality)	\$90	\$90	\$90	\$90	\$90	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$540
Landscape Maintenance	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$0	\$0	\$0	\$0	\$0	\$0	\$166,302
Landscape Contingency	\$0	\$0	\$0	\$602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$602
Pump Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water & Sewer	\$2,547	\$2,198	\$2,374	\$3,343	\$3,572	\$3,304	\$0	\$0	\$0	\$0	\$0	\$0	\$17,338
Irrigation Repairs	\$250	\$715	\$1,176	\$98	\$408	\$203	\$0	\$0	\$0	\$0	\$0	\$0	\$2,849
Landscape Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$240	\$120	\$120	\$240	\$120	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$960

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Other Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Grounds Maintenance	\$30,844	\$30,840	\$31,477	\$32,090	\$31,907	\$31,433	\$0	\$0	\$0	\$0	\$0	\$0	\$188,591
<u>Amenity</u>													
Insurance	\$32,155	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,155
Amenity Manager	\$8,522	\$8,522	\$8,522	\$13,522	\$8,522	\$8,522	\$0	\$0	\$0	\$0	\$0	\$0	\$56,132
Lifestyle Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$737	\$737	\$737	\$737	\$737	\$737	\$0	\$0	\$0	\$0	\$0	\$0	\$4,422
Pool Chemicals	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$1,041	\$0	\$0	\$0	\$0	\$0	\$0	\$6,248
Facility Attendant	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$5,363	\$0	\$0	\$0	\$0	\$0	\$0	\$32,180
Janitorial Services	\$819	\$819	\$819	\$819	\$819	\$819	\$0	\$0	\$0	\$0	\$0	\$0	\$4,915
Refuse	\$108	\$108	\$110	\$124	\$123	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$699
Security and Gate Maintenance	\$0	\$1,284	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,464
Facility Maintenance	\$1,517	\$1,517	\$1,517	\$1,517	\$1,517	\$1,517	\$0	\$0	\$0	\$0	\$0	\$0	\$9,102
Elevator Maintenance	\$806	\$0	\$0	\$0	\$0	\$245	\$0	\$0	\$0	\$0	\$0	\$0	\$1,051
Electric	\$1,327	\$1,587	\$1,579	\$1,666	\$1,869	\$1,646	\$0	\$0	\$0	\$0	\$0	\$0	\$9,674
Cable and Internet	\$861	\$861	\$861	\$861	\$873	\$872	\$0	\$0	\$0	\$0	\$0	\$0	\$5,188
Licenses and Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$230	\$803	\$1,641	\$780	\$1,196	\$2,925	\$0	\$0	\$0	\$0	\$0	\$0	\$7,575
Special Events	\$1,549	\$200	\$850	\$400	\$696	\$1,420	\$0	\$0	\$0	\$0	\$0	\$0	\$5,115
Holiday Decorations	\$1,197	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,197
Fitness Center R&M	\$446	\$0	\$666	\$668	\$179	\$1,392	\$0	\$0	\$0	\$0	\$0	\$0	\$3,351
Fitness Equipment Rentals	\$1,792	\$1,792	\$1,792	\$1,792	\$2,450	\$2,114	\$0	\$0	\$0	\$0	\$0	\$0	\$11,732
Reserve for Amenities	\$0	\$5,385	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,385
Other Current Charges	\$750	\$0	\$750	\$750	\$0	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Total Amenity	\$59,221	\$30,018	\$26,429	\$30,041	\$25,386	\$29,489	\$0	\$0	\$0	\$0	\$0	\$0	\$200,584
Total Expenditures	\$107,578	\$67,209	\$66,259	\$70,253	\$63,255	\$67,438	\$0	\$0	\$0	\$0	\$0	\$0	\$441,992
Excess Revenues (Expenditures)	(\$106,662)	\$638,627	(\$35,287)	\$23,370	(\$61,738)	(\$64,423)	\$0	\$0	\$0	\$0	\$0	\$0	\$393,887

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/22	ACTUAL THRU 3/31/22	VARIANCE
-------------	-------------------	------------------------------------	------------------------	----------

Revenues

Assessments-Tax Collector	\$615,862	\$604,457	\$604,457	\$0
Assessments-Direct	\$115,820	\$86,001	\$86,001	\$0
Assessments-Prepayments	\$0	\$0	\$15,689	\$15,689
Assessments-True Up	\$0	\$0	\$22,181	\$22,181
Assessments-Interest Prepayments	\$0	\$0	\$552	\$552
Interest Income	\$200	\$100	\$86	(\$14)
Carry Forward Surplus	\$269,727	\$0	\$0	\$0

Total Revenues	\$1,001,609	\$690,558	\$728,967	\$38,409
-----------------------	--------------------	------------------	------------------	-----------------

Expenditures

Series 2019

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

Total Expenditures	\$732,834	\$261,417	\$280,750	(\$19,333)
---------------------------	------------------	------------------	------------------	-------------------

Excess Revenues (Expenditures)	\$268,775	\$448,217		
---------------------------------------	------------------	------------------	--	--

Fund Balance - Beginning	\$274,991	\$648,978		
---------------------------------	------------------	------------------	--	--

Fund Balance - Ending	\$543,766	\$1,097,195		
------------------------------	------------------	--------------------	--	--

Reserve	\$364,591
Revenue	\$651,710
Prepayment	\$33,147
Due from General Fund	\$62,290
Due to General Fund	(\$14,543)
Assessment Receivable	\$0
	<u>\$1,097,195</u>

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

Description	ADOPTED BUDGET	PRORATED	ACTUAL THRU 3/31/22	VARIANCE
		BUDGET THRU 3/31/22		

Revenues

Assessments-Tax Collector	\$8,525	\$8,364	\$8,364	\$0
Assessments-Direct	\$486,075	\$414,911	\$414,911	\$0
Interest Income	\$100	\$50	\$60	\$10

Total Revenues	\$494,700	\$423,325	\$423,335	\$10
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Expenditures

Series 2020

Interest Expense - 11/1	\$182,244	\$182,244	\$182,244	\$0
Principal Expense - 11/1	\$130,000	\$130,000	\$130,000	\$0
Interest expense - 5/1	\$179,709	\$0	\$0	\$0

Total Expenditures	\$491,953	\$312,244	\$312,244	\$0
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Excess Revenues (Expenditures)	\$2,748	\$111,091		
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Fund Balance - Beginning	\$0	\$559,836		
---------------------------------	------------	------------------	--	--

Fund Balance - Ending	\$2,748	\$670,927		
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Reserve	\$247,349
Revenue	\$351,976
Due from General Fund	\$71,602
Assessment Receivable	\$0
	<u>\$670,927</u>

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

Description	ADOPTED BUDGET	PRORATED	ACTUAL THRU 3/31/22	VARIANCE
		BUDGET THRU 3/31/22		

Revenues

Assessments-Tax Collector	\$285,652	\$280,363	\$280,363	\$0
Assessments-Direct	\$139,117	\$104,421	\$104,421	\$0
Assessments- Prepayments	\$0	\$0	\$11,068	\$11,068
Interest Income	\$100	\$8	\$47	\$39

Total Revenues	\$424,869	\$384,792	\$395,899	\$11,107
-----------------------	------------------	------------------	------------------	-----------------

Expenditures

Series 2020A

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

Total Expenditures	\$423,279	\$134,139	\$144,221	(\$10,081)
---------------------------	------------------	------------------	------------------	-------------------

Excess Revenues (Expenditures)	\$1,590	\$251,678
---------------------------------------	----------------	------------------

Fund Balance - Beginning	\$0	\$353,160
---------------------------------	------------	------------------

Fund Balance - Ending	\$1,590	\$604,838
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Reserve	\$212,519
Revenue	\$340,848
Prepayment	\$1,068
Due from General Fund	\$50,402
Assessment Receivable	\$0
	<u>\$604,838</u>

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/22	ACTUAL THRU 3/31/22	VARIANCE
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Revenues

Assessments-Tax Collector	\$0	\$0	\$0	\$0
Assessments-Direct	\$0	\$0	\$21,638	\$21,638
Interest Income	\$0	\$0	\$0	\$0

Total Revenues	\$0	\$0	\$21,638	\$21,638
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Expenditures

Series 2021

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

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

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

Total Other	\$0	\$0	\$57,625	(\$57,625)
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Excess Revenues (Expenditures)	\$0	\$79,263
---------------------------------------	------------	-----------------

Fund Balance - Beginning	\$0	\$0
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Fund Balance - Ending	\$0	\$79,263
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Reserve	\$57,625
Due from General Fund	\$749
Assessment Receivable	\$20,889
	<u>\$79,263</u>

Cypress Bluff
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending March 31, 2022

	Series 2019	Series 2020	Series 2020A	Series 2021
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Revenues:

Interest	\$2	\$0	\$436	\$0
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Total Revenues	\$2	\$0	\$436	\$0
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Expenditures

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

Total Expenditures	\$20,000	\$0	\$2,917,899	\$2,011,216
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Other Sources/(Uses)

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

Total Other	\$0	\$0	\$0	\$2,016,578
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Excess Revenues (Expenditures)	(\$19,998)	\$0	(\$2,917,463)	\$5,363
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Fund Balance - Beginning	\$29,789	\$525	\$2,927,106	\$0
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Fund Balance - Ending	\$9,791	\$525	\$9,643	\$5,363
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Cypress Bluff

Community Development District

Long Term Debt Report

Series 2019 Special Assessment Bonds

Interest Rate:	3.75-5.1%
Maturity Date:	5/1/2048
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$364,591.25
Reserve Fund Balance:	\$364,591.25
Bonds outstanding - 9/30/2018	\$11,565,000
Mandatory Principal- 5/1/2019	(\$330,000)
Mandatory Principal- 5/1/2020	(\$195,000)
Special Call-11/1/2020	(\$15,000)
Special Call-2/1/2021	(\$20,000)
Mandatory Principal- 5/1/2021	(\$200,000)
Special Call-5/1/2021	(\$15,000)
Special Call-8/1/2021	(\$10,000)
Special Call-11/1/2021	(\$15,000)
Special Call-2/1/2022	(\$5,000)
Current Bonds Outstanding	\$10,760,000

Series 2020 Special Assessment Bonds

Interest Rate:	3.9-5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$247,243.75
Reserve Fund Balance:	\$247,349.39
Bonds outstanding - 4/15/2020	\$7,705,000
Mandatory Principal- 11/1/2020	(\$290,000)
Mandatory Principal- 11/1/2021	(\$130,000)
Current Bonds Outstanding	\$7,285,000

Cypress Bluff
Community Development District
Long Term Debt Report

Series 2020A Special Assessment Bonds (Del Webb)

Interest Rate:	2.7-3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$212,440.00
Reserve Fund Balance:	\$212,518.93
Bonds outstanding - 9/11/2020	\$7,675,000
Mandatory Principal- 5/1/2021	(\$150,000)
Special Call-2/1/2022	(\$10,000)
Current Bonds Outstanding	\$7,515,000

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
Current Bonds Outstanding	\$2,045,000

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2022 Assessment Receipts

ASSESSED TO	ASSESSED						
	# UNITS ASSESSED	SERIES 2019 DEBT NET	SERIES 2020 DEBT NET	SERIES 2020A DEBT NET	SERIES 2021 DEBT NET	O&M NET	TOTAL NET ASMTS
PROVIDENCE CONSTRUCTION COMPANY	137	50,360.86	55,797.54		-	68,500.00	174,658.40
PULTE HOME CORPORATION	176	-	65,244.94	139,228.11	749.00	57,200.00	262,422.05
TOLL SOUTHEAST LP COMPANY INC.	322	64,306.95	163,517.77		20,888.70	161,000.00	409,713.42
DRP CND ICI LLC / WEEKLEY	378	-	201,491.10		93,612.30	189,000.00	484,103.40
NET ASSESSMENTS BULK LANDS (1)	1,013	114,667.81	486,051.35	139,228.11	115,250.00	475,700.00	1,330,897.27
TAX ROLL	984	615,861.72	8,524.62	285,652.37	-	435,179.25	1,345,217.94
TOTAL DISTRICT	1,997	730,529.53	494,575.97	424,880.48	115,250.00	910,879.25	2,676,115.21

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

ASSESSED TO	RECEIPTS						
	BALANCE DUE (DISCOUNTS NOT TAKEN)	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	SERIES 2021 PAID	O&M PAID	TOTAL ASMTS PAID
PROVIDENCE CONSTRUCTION COMPANY	43,664.60	37,770.65	41,848.15			51,375.00	130,993.80
PULTE HOME CORPORATION	65,418.26	-	48,933.70	104,421.09	749.00	42,900.00	197,003.79
TOLL SOUTHEAST LP COMPANY INC.	97,206.18	48,230.22	122,638.32		20,888.70	120,750.00	312,507.24
DRP CND ICI LLC / WEEKLEY	93,612.30	-	201,491.10	-	-	189,000.00	390,491.10
BULK LANDS	299,901.34	86,000.87	414,911.27	104,421.09	21,637.70	404,025.00	1,030,995.93
TAX ROLL	(585,780.12)	604,457.31	8,366.76	280,362.72	-	427,120.67	1,930,998.06
TOTAL DISTRICT	(285,878.78)	690,458.18	423,278.03	384,783.81	21,637.70	831,145.67	2,961,993.99

SUMMARY OF TAX ROLL COLLECTIONS							
DUVAL COUNTY DISTRIBUTION	DATE	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	SERIES 2021 PAID	O&M PAID	TOTAL ASMTS PAID
1	11/10/2021	653.99	9.05	303.34	-	462.12	1,428.51
2	11/19/2021	39,717.39	549.76	18,421.94	-	28,065.04	86,754.12
3	12/6/2021	36,248.26	501.74	16,812.87	-	25,613.69	79,176.56
4	12/8/2021	232,589.63	3,219.45	107,881.00	-	164,352.12	508,042.21
5	12/9/2021	218,409.10	3,023.17	101,303.71	-	154,331.90	477,067.88
6	12/22/2021	43,215.89	598.18	20,044.63	-	30,537.14	94,395.85
7	1/11/2022	28,860.08	399.47	13,386.04	-	20,393.06	63,038.65
8	1/21/2022	1,175.08	16.27	545.03	-	830.33	2,566.70
9	2/9/2022	1,193.35	16.52	553.51	-	843.24	2,606.62
10	3/7/2022	1,660.69	22.99	770.27	-	1,173.48	3,627.43
11	3/23/2022	733.85	10.16	340.38	-	518.55	1,602.93
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		604,457.31	8,366.76	280,362.72	-	427,120.67	1,320,307.46

% COLLECTED DIRECT INVOICE	75.0%	85.4%	75.0%	0.0%	84.9%	77.5%
% COLLECTED TAX ROLL	98.1%	98.1%	98.1%	0.0%	98.1%	143.5%

B.

Cypress Bluff

Community Development District

Check Run Summary March 31, 2022

Fund	Date	Check No.	Amount
Payroll	3/3/22	50160-50163	\$ 754.10
		Subtotal	<u>\$ 754.10</u>
General Fund			
	3/3/22	545-550	\$ 39,723.82
	3/10/22	551	\$ 635.00
	3/15/22	552-557	\$ 37,997.04
	3/23/22	558-563	\$ 181,535.55
	3/30/22	564-570	\$ 2,175.41
		Subtotal	<u>\$ 262,066.82</u>
Total			<u>\$ 262,820.92</u>

PR300R

PAYROLL CHECK REGISTER

RUN 3/03/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50160	3	CHRIS PRICE	184.70	3/03/2022
50161	5	JOHN L HOLMES III	200.00	3/03/2022
50162	2	JOHN S HEWINS JR	184.70	3/03/2022
50163	1	RICHARD T RAY	184.70	3/03/2022
TOTAL FOR REGISTER			754.10	

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

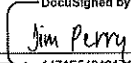
District Name: Cypress Bluff CDD

Board Meeting Date: February 22, 2022 Meeting

	Name	In Attendance	Fee
1	Richard Ray <i>Chairperson</i>	<input type="checkbox" value="yes"/>	YES-\$200
2	John Hewins <i>Assistant Secretary</i>	<input type="checkbox" value="yes"/>	YES - \$200
3	John Holmes <i>Vice Chairman</i>	<input type="checkbox" value="yes"/>	YES - \$200
4	William Cellar <i>Assistant Secretary</i>	<input type="checkbox" value="no"/>	YES - \$200
5	Chris Price <i>Assistant Secretary</i>	<input type="checkbox" value="yes"/>	YES - \$200

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

Approved for Payment:

DocuSigned by:

 District Manager Signature

3/2/2022

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

*** CHECK DATES 03/01/2022 - 03/31/2022 ***

CYPRESS BLUFF-GENERAL FUND
BANK A CYPRESS BLUFF CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/15/22	00104	3/14/22 600045	202203 320-57200-46000		*	1,545.78	
		RPLC OF VFD					
		3/14/22 600048	202203 320-57200-46000		*	514.79	
		ELEC PANEL-INSTL SURG PRO					
			VAK PAK, INC				2,060.57 000557
3/23/22	00006	3/07/22 201915	202202 310-51300-31100		*	388.00	
		FEB PROFESSIONAL SERVICES					
			ENGLAND, THIMS & MILLER, INC.				388.00 000558
3/23/22	00105	2/18/22 697515	202202 310-51300-31500		*	195.00	
		FEB LEGAL FEES					
			GUNSTER				195.00 000559
3/23/22	00013	3/21/22 03212022	202203 300-20700-10020		*	49,291.61	
		FY22 DEBT ASSESS SE2020A					
			THE BANK OF NEW YORK MELLON				49,291.61 000560
3/23/22	00013	3/21/22 03212022	202203 300-20700-10000		*	59,895.46	
		FY22 DEBT ASSESS SE2019					
			THE BANK OF NEW YORK MELLON				59,895.46 000561
3/23/22	00013	3/21/22 03212022	202203 300-20700-10010		*	71,572.31	
		FY22 DEBT ASSESS SE2020					
			THE BANK OF NEW YORK MELLON				71,572.31 000562
3/23/22	00062	1/14/22 22671063	202201 330-57200-46500		*	7.65	
		JANITORIAL SUPPLIES					
		3/01/22 22791648	202203 330-57200-46500		*	136.57	
		JANITORIAL SUPPLIES					
		3/09/22 22814162	202203 330-57200-46500		*	48.95	
		JANITORIAL SUPPLIES					
			W.B. MASON CO., INC.				193.17 000563
3/30/22	00042	3/24/22 40351	202203 300-15500-10000		*	180.00	
		2ND QTR FIRE ALARM MNTR					
			DYNAMIC SECURITY PROFESSIONALS, INC.				180.00 000564
3/30/22	00010	3/29/22 22200	202203 310-51300-31400		*	600.00	
		SE2019 FYE 01/31/22 ARBIT					
			GRAU AND ASSOCIATES				600.00 000565
3/30/22	00002	3/24/22 22-01912	202203 310-51300-48000		*	103.25	
		ANNL AUDIT SRV PROPSL REQ					
			JACKSONVILLE DAILY RECORD				103.25 000566

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/30/22	00052	3/08/22 9F680863	202203 300-15500-10000		*	612.20	
		5/4/22 EVENT		DESTINY WHITEHEAD DBA			612.20 000567
3/30/22	00064	3/28/22 BP640065	202203 330-57200-46500		*	414.61	
		AMENITY CTR TAGS&UNIFORMS		NORTH POINT PROMOTIONS, INC DBA			414.61 000568
3/30/22	00065	3/21/22 17783A	202203 330-57200-46500		*	150.00	
		FITNESS EQUIPMENT REPAIR		SOUTHEAST FITNESS REPAIR			150.00 000569
3/30/22	00066	3/24/22 10604	202203 330-57200-46500		*	115.35	
		WIPES		WIPES LLC			115.35 000570
TOTAL FOR BANK A						262,066.82	
TOTAL FOR REGISTER						262,066.82	



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

February 07, 2022
Project No: 13102.26002
Invoice No: 0201480

1. 310.513.311
GA

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

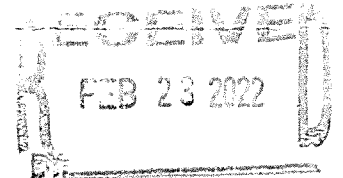
-Brad W.

Professional Services rendered through January 31, 2022

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Weeber, Bradley	1/29/2022	1.00	194.00	194.00
Totals		1.00		194.00
Total Labor				194.00

Invoice Total this Period \$194.00



England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-5990 • Fax 904-646-9485
CA-00002584 LC-0000316

ERIK LUNDGREN

INVOICE

904-537-6182

erikleif@comcast.net

971 Amberjack Lane
Atlantic Beach, Florida
32233

Attention:

Marcy Pollicino
eTown Community Manager
Cypress Bluff Community Development District

Cypress Bluff

Project Title: Guitar by Erik

Project Description: Music entertainment for residents

Invoice Number: 03182022

Terms: upon receipt of invoice

enailed + vid!
1/7/22

41A

1.320.572.494

Description	Quantity	Unit Price	Cost
Entertainment on March 18, 2022	2.00	\$100.00	\$200.00
6PM-8PM			
		Subtotal	\$200.00
		Total	\$200.00

Thank you for your business. It's a pleasure to perform for your residents.

Please make checks payable to: Erik Lundgren

Sincerely yours,

Erik Lundgren



Service Contract INVOICE

Page 1 of 1

CUSTOMER NO.: 66614678
DATE: 2/14/2022
INVOICE NO.: 100400695568

Etown Swim and Fitness
Net 30 Days
PLEASE PAY PROMPTLY

ACCOUNT SUMMARY

BUILDING ADDRESS

ETOWN SWIM & FITNESS 11003 ETOWN PKWY JACKSONVILLE FL 32256-5892

CONTRACT: 120512 | TAJ06137

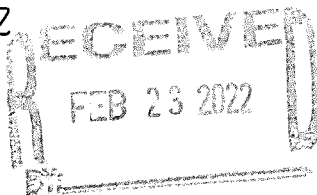
Maintenance Service from 3/9/2022 to 2/28/2023

\$2,935.48 / 12

=
244.62

001.320.572.46610
Elevator Maint = \$244.62

001.300.15500.10000
Prepnid Exp = \$2090.86



NET SERVICE CONTRACT AMOUNT

Sales Tax

\$2,935.48

\$0.00

TOTAL SERVICE CONTRACT AMOUNT DUE

\$2,935.48

IMPORTANT MESSAGES

We are pleased to offer the convenience and flexibility of paperless billing and e-payment options! To automate your payment, opt in to paperless billing, or to change your billing address, please visit our e-payment site at <https://otis.payinvoicedirect.com>.

QUESTIONS?

AR Rep's Email:
Hemavathi.B@otis.com

AR Rep's Phone#: 1-959-200-3979
OTISLINE®: 1-800-233-6847

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.

PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE DATE OF THE INVOICE SHALL INCUR 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 (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

DETACH DOCUMENT ALONG PERFORATION. ENCLOSE AND RETURN THIS COUPON WITH YOUR PAYMENT.

OTIS

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

MB 01 014564 81064 H 51 A



Cypress Bluff COO
475 West Town Place
SAINT AUGUSTINE FL 32092

CUSTOMER NO.:

66614678

DATE:

2/14/2022

INVOICE NO.:

100400695568

TOTAL SERVICE CONTRACT AMOUNT:

\$ 2,935.48

MAKE CHECK PAYABLE TO:

Otis Elevator Company
PO Box 730400
Dallas TX 75373-0400



100400695568 0000293548 5



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 10/21/2021

Invoice # 1250034

Terms: At event

PO#

Customer name: Cypress Bluff CDD (e-Town)

Event type: Movie Night

Billing address: 10571 eTown Parkway, Jacksonville, FL 32256

Original contact person: Marcy Pollicino

Wk: 527-1081

Cell: 904-710-9348

E-mail/ fax: mpollicino@vestapropertyservices.com

At event contacts with cell: Same

Event date: Friday March 4, 2022

Hours of event: 6:30 pm- movie end

Hours of service: Same

Approximate set up time: Between: 5:00 and 5:30 pm

Location name and address: Same

Where to set up at location: TBA

Power within 75': Yes

Set up-grass or pavement:

Water within 75': N/A

Covered area for entertainer: n/a

Notes:

SERVICES NEEDED:

* 20' Inflatable Movie System with complete projection and sound and onsite technician

Reg. Rate \$ 350.00

Your Cost \$ 295.00

Total Savings \$ 55.00

1,320.572.494

6/1A

spec event 3/4/22

Sub Total: \$ 295.00

Sales Tax: \$ -

Invoice Total: \$ 295.00

50 % Deposit required \$ -

Balance due at set up \$ 295.00

Payments received \$ -

Current Balance \$ 295.00

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x _____ **Date:** _____

Robin Aronson, Musician
Aisling Grove Irish and Celtic Music

emailed ravid.
1/26/22

Letter of Agreement

99A

Event Contact: Marcy Pollicino, mpollicino@vestapropertyservices.com
Cypress Bluff CDD

1.320.572.494

Event: Irish Music Performance

Date: ~~Saturday~~ ^{Friday} March 17, 2023

Location: Recharge Amenity Center
eTown
10571 eTown Parkway
Jacksonville, FL 32256

Performance Time: 2 Hours
Arrival/Set up: 5:00 p.m.
Start of Performance: 6:00 p.m.
End of Performance : 8:00 p.m.

Compensation:

\$700

Deposit of \$100 is requested to secure the date and time.

Balance of \$600 is requested before or upon completion of the performance.

Cash or check are both acceptable. Please make checks payable to Robin Aronson. Payment may also be made by Venmo, PayPal or Zelle, to robin@baronson.org

Music:

Musicians shall play a mixture of traditional and contemporary vocal and instrumental Irish and Celtic songs, jigs, reels, polkas and other tunes. Musical group will consist of 5 - 6 musicians. Sound system and sound engineer will be provided by the band.

Outdoor Policies:

The musicians must be placed on a solid, level, shaded playing surface away from grass and dirt, moisture. The instruments must not be exposed to extreme temperatures greater than 90 degrees or less than 60 degrees. As a sound system will be used, please ensure that there is an electrical outlet nearby.

In the event of rain or imminent threat of rain, the event contact will inform musicians of rain/weather back up location *no less than one hour* prior to scheduled performance.

The musicians reserve the right to move the instruments to a more safe and suitable location in the approximate performance area if these conditions cannot be met.

Cancellation Policies:

In the event of an ACT of God requiring the musician's cancellation, Aisling Grove shall reimburse purchaser of any and all deposits or payments made immediately upon cancellation and make every effort to find a suitable replacement.

In the event the purchaser cancels the event due to an Act of God, Aisling Grove shall reimburse purchaser of any and all deposits or payments made within one week.

In the event the purchaser cancels for anything other than an Act of God within 30 days of the event, the purchaser is responsible for the deposit compensation.

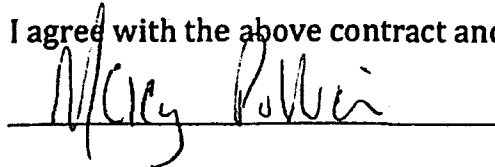
Thank you so much for the opportunity to share our music. We are looking forward to this special occasion. Please let me know if anything is in error at all. It will be corrected and resent immediately. Also, do not hesitate to contact me should you have any questions or suggestions. 904-434-9481, robin@baronson.org

Sincerely,



Robin Aronson
Aisling Grove
8132 Renault Dr S
Jacksonville, FL 32244
904-434-9481

I agree with the above contract and the policies explained therein.



Please designate name and phone number of a contact expected to be onsite one hour prior to the beginning of the performance who can direct us in the event that we have any questions regarding setup.

Marcy Pollicino Cell: 904-710-9348
Office: 904-527-1081



Invoice

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

Invoice # 394767
Date 2/1/2022

Terms
Due Date 2/21/2022
Memo Monthly Fees

Bill To

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

37A

Description	Quantity	Rate	Amount
Amenity Manager 1. 320.572.450	1	8,522.00	8,522.00
Facility Attendant 1. 320.572.451	1	5,363.33	5,363.33
Pool Maintenance 1. 320.572.468	1	737.00	737.00
Janitorial 1. 320.572.462	1	819.17	819.17
Lifestyle 1. 320.572.340	1	0.00	0.00
Maintenance 1. 320.572.466	1	1,516.92	1,516.92
Pool Chemicals 1. 320.572.46810	1	1,041.25	1,041.25

Total \$17,999.67



Invoice

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

Invoice # 395924
Date 3/1/2022

Terms
Due Date 3/31/2022
Memo Monthly Fees

Bill To

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

37A

Description	Quantity	Rate	Amount
Amenity Manager 1.320.572.450	1	8,522.00	8,522.00
Facility Attendant 1.320.572.457	1	5,363.33	5,363.33
Pool Maintenance 1.320.572.468	1	737.00	737.00
Janitorial 1.320.572.462	1	819.17	819.17
Lifestyle 1.320.572.340	1	0.00	0.00
Maintenance 1.320.572.464	1	1,516.92	1,516.92
Pool Chemicals 1.320.572.46810	1	1,041.25	1,041.25

Total \$17,999.67

RECEIVED FEB 28 2022



5300 SHAD RD. JACKSONVILLE, FL 32257
TF.800.772.7446 FX.904.268.4642
PH.904.268.4681 harbingerstgn.com

DEPOSIT INVOICE

Invoice #: **DP81919**

Inv Date: **03/10/22**

Customer #: **7386**

Page: **6 of 6**

SOLD TO:	JOB LOCATION:
CYPRESS BLUFF COMMUNITY DEVELOPMENT 475 W TOWN PL STE 114 SAINT AUGUSTINE FL 32092	ETOWN SWIM & FITNESS 10571 ETOWN PARKWAY JACKSONVILLE FL 32256

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
		ED BUSEY	03/10/22	50.0% Due Upon Receipt	05/09/22

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #158225 CHNLRVR, 11"H INTERNALLY ILLUMINATED REVERSE CHANNEL LETTER REPLACEMENT "R".	\$845.00	\$845.00
1	QUOTE #158226 INSTALL, 11"H INTERNALLY ILLUMINATED REVERSE CHANNEL LETTER REPLACEMENT "R".	\$425.00	\$425.00
1	QUOTE #158227 NOTE: ESTIMATES ARE BASED ON CUSTOMER SUPPLIED INFORMATION AND STANDARD MATERIALS. ANY SPECIAL REQUIREMENTS MAY CHANGE ESTIMATED AMOUNT . . . LEAD TIME IS (4) FOUR TO (5) FIVE WEEKS FROM SIGNED P.O. AND DEPOSIT. IF PERMIT IS REQUIRED LEAD TIME BEGINS UPON PERMIT APPROVAL. PLEASE NOTE SPECIALTY MATERIALS OR PRODUCT CAN EXTEND LEAD TIME.	\$0.00	\$0.00
		SUB TOTAL	\$1,270.00
		ESTIMATED SALES TAXES	\$0
		TOTAL PROPOSAL AMOUNT	\$635.00
		*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***	
		103 (A)	
		1.320.572.460	

PLEASE PAY THIS DEPOSIT AMOUNT: **\$635.00**

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

Invoice

DATE	INVOICE #
3/5/2022	121464

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

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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1 1.320.572.472 87A	90.00	90.00

Thank you for your business.

Clearwaterslakemgmt.com

Total

\$90.00

FARM TO YOU REVUE

www.FarmToYouRevue.com

Date: 3/10/22
Invoice #: 2316

82A

Attention:	Marcy Pollicino	Project Title:	Easter Event
Title:	Events Coordinator	Project Description:	Petting Farm
Company Name:	Recharge Amenity Center eTown	P.O. Number:	
Address:	10571 eTown Parkway	Invoice Number:	2316
City, State Zip Code:	Jacksonville, FL 32256	Term:	
Phone:	904-527-1081	mpollicino@vestaproperty.com	

Description	Quantity	Unit Price	Cost
Deluxe Petting Farm		\$825.00	\$0.00
2 hours 5:30-7:30pm 4/15/21			\$0.00
			\$0.00
Travel		\$100.00	\$0.00
			\$0.00
	0.5	\$925.00	\$462.50
		Subtotal	\$462.50
		Total	\$462.50

Please make payments to Farm To You Revue. a 50% deposit is due at time of booking. Balances are due before the day of service. Payments can be made by check, paypal, credit card.

Candice & Scott Miller.

1. 300, 15500, 10000

From: Marcy Pollicino mpollicino@vestapropertyservices.com
Subject: Re: Updated Invoice F2URevue
Date: March 14, 2022 at 4:04 PM
To: Oksana Kuzmuk okuzmuk@gmsnf.com
Cc: Margaret Bronson mbronson@gmsnf.com, Alison Mossing amossing@gmstnn.com



Yes, the event is April 2022.

Thank you!
Marcy Pollicino
eTown Community Manager

From: Oksana Kuzmuk <okuzmuk@gmsnf.com>
Sent: Monday, March 14, 2022 1:45:21 PM
To: Marcy Pollicino <mpollicino@vestapropertyservices.com>
Cc: Margaret Bronson <mbronson@gmsnf.com>; Alison Mossing <amossing@gmstnn.com>
Subject: Re: Updated Invoice F2URevue

Helo Mercy,

The event date threw me off. I need clarification on it. Am I correct that this invoice is for Easter 2022, not 2021?

Oksana Kuzmuk
Governmental Management Services
393 Palm Coast Pkwy SW Unit 4
Palm Coast, Florida 32137
Office: (904) 940-5850 ext. 404
Cell: (386) 237-8444



On Mar 10, 2022, at 2:25 PM, Marcy Pollicino <mpollicino@vestapropertyservices.com> wrote:

Good Morning,

This invoice is approved for payment. It is part of our Spring Celebration.

Thank you,

Marcy Pollicino
General Manager
<image001.png>
10571 eTown Parkway
Jacksonville, FL 32256
P: 904.527.1081
www.VestaPropertyServices.com

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<F2UeTown2022 copy.pdf>

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 59

Invoice Date: 3/1/22

Due Date: 3/1/22

Case:

P.O. Number:

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

5A

Description	Hours/Qty	Rate	Amount
Management Fees - March 2022	1,310.513.340	3,900.00	3,900.00
Website Administration - March 2022	1,310.513.521	104.17	104.17
Information Technology - March 2022	1,310.513.352	208.33	208.33
Dissemination Agent Services - March 2022	1,310.513.313	416.67	416.67
Office Supplies	1,310.513.51000	17.95	17.95
Postage	1,310.513.42000	174.72	174.72
Copies	1,310.513.42500	120.90	120.90
Telephone	1,310.513.41000	23.23	23.23
Peoplevine.com	1,320.572.473	750.00	750.00
Total			\$5,715.97
Payments/Credits			\$0.00
Balance Due			\$5,715.97

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 4, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3020402

Client Matter No. 4123-1

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

Invoice No. 3020402

4123-1

Re: General Counsel

For Professional Legal Services Rendered

95A
1.310.513.315

01/07/22	J. Gillis	0.90	148.50	Draft amendment to Vesta property management agreement
01/14/22	J. Gillis	0.10	16.50	Prepare and distribute Capitol Conversations for week of January 14
01/21/22	J. Gillis	0.20	33.00	Confer with staff and begin researching public facilities report and disclosure of public financing; prepare and distribute Capitol Conversations for week of January 21
01/24/22	K. Buchanan	0.80	268.00	Prepare requisition for Monterey Pines stormwater and waster water acquisition.
01/24/22	K. Buchanan	0.50	167.50	Review agenda package and prepare for board meeting.
01/24/22	J. Gillis	0.20	33.00	Research official records regarding disclosure of public financing
01/24/22	K. Haber	1.60	360.00	Review plats and official records regarding storm water maintenance dedications

KUTAK ROCK LLP

Cypress Bluff CDD

March 4, 2022

Client Matter No. 4123-1

Invoice No. 3020402

Page 2

01/25/22	K. Buchanan	1.30	435.50	Prepare for and attend board meeting
01/27/22	K. Haber	2.10	472.50	Prepare access and maintenance easement and storm water management agreement
01/28/22	J. Gillis	0.10	16.50	Prepare and distribute Capitol Conversations for week of January 28

TOTAL HOURS	7.80
-------------	------

TOTAL FOR SERVICES RENDERED	\$1,951.00
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TOTAL CURRENT AMOUNT DUE	<u>\$1,951.00</u>
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Maintenance Invoice

Invoice#: 5834

Date: 03/01/2022

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
March Landscape Maintenance	1.00	6,027.00	6,027.00	N

RECEIVED MAR 02 2022

1 2A
1,320.572. 461.00

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#: 5835

Date: 03/01/2022

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
March Landscape Maintenance	1.00	14,210.00	14,210.00	N

1,320.572.461
12A

RECEIVED MAR 02 2022

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#: 5840

Date: 03/01/2022

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

For: E-Town Interchange East

For requests and inquiries please contact service@sunstatenursery.com

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

RECEIVED MAR 02 2022

12A
1,320.572.461

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

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

Amount Due

4,160.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 5864

Date: 03/01/2022

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

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

For requests and inquiries please contact service@sunstatenursery.com

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

12A

1.320.572.46100

RECEIVED MAR 02 2022

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

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

Amount Due

3,320.00

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

THANK YOU FOR YOUR BUSINESS!!

Vak Pak, Inc.

1824 Phoenix Avenue
Jacksonville, FL 32206

Invoice

Date	Invoice #
3/14/2022	600045

Bill To
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTR 475 WEST TOWN PLACE, SUITE 114 SAINT AUGUSTINE, FL 32092

Ship To
RECHARGE AT E TOWN

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
021022-1	Due on receipt	JW	3/14/2022				
Quantity	Item Code	Description			U/M	Price Each	Amount
	Labor	REPLACEMENT OF VFD: PERFORMED BY JOHN WILLIS - 02/18/22				656.28	656.28
	Parts Service					889.50	889.50
RECEIVED MAR 14 2022							
Thank you for your business.					Total \$1,545.78		

104A

1,320,572.460

Vak Pak, Inc.

1824 Phoenix Avenue
Jacksonville, FL 32206

Invoice

Date	Invoice #
3/14/2022	600048

Bill To
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTR 475 WEST TOWN PLACE, SUITE 114 SAINT AUGUSTINE, FL 32092

Ship To
RECHARGE AT E TOWN

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project	
021822-3	Due on receipt	JW	3/14/2022				
Quantity	Item Code	Description			U/M	Price Each	Amount
	Labor	INSTALL SURGE PROTECTOR ON ELECTRICAL PANEL - POOL EQUIPMENT CABINET				348.78	348.78
	Parts Service					166.01	166.01
RECEIVED MAR 14 2022							
1,320.572.460							
Thank you for your business.					Total \$514.79		

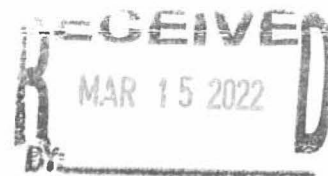
104A



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

March 07, 2022
Project No: 13102.26002
Invoice No: 0201915

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



-Brad W.

Professional Services rendered through February 28, 2022

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Weeber, Bradley	2/5/2022	1.00	194.00	194.00
Weeber, Bradley	2/26/2022	1.00	194.00	194.00
Totals		2.00		388.00
Total Labor				388.00
Invoice Total this Period				<u><u>\$388.00</u></u>

Outstanding Invoices

Number	Date	Balance
0201480	2/7/2022	194.00
Total		194.00

6A
1,310,513.31

England-Thimys & Miller, Inc.

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



GUNSTER

777 South Flagler Drive, Suite 500
West Palm Beach, Florida 33401
Phone (561) 655-1980
Fax No. (561) 655-5677
Taxpayer ID No. 59-1450702

February 18, 2022

Cypress Bluff Community Development District
4314 Pablo Oaks Court
Jacksonville, FL 32224

Invoice for Professional Services

Client Name: Cypress Bluff Community Development District
Matter Name: Land Transactions

Invoice Date: February 18, 2022

Client Matter No.: 52345.1

Invoice No.: 697515

For Legal Services Rendered Through February 15, 2022

Total Fees Due \$195.00

Amount Due this Bill \$195.00

ACCOUNT BALANCE					
Current	0 - 30 Days	31 - 60 Days	61 - 90 Days	Over 90 Days	Total
\$195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$195.00
If you have any questions, please contact our Client Services - Accounts Receivable Department at (561) 650-0643.					

RECEIVED MAR 14 2022

1,810,573.815
1,315
105 A

CLIENT COPY

Invoice No. 697515
52345.1
Cypress Bluff Community Development District
Land Transactions



Invoice Date: February 18, 2022

FEES

02/15/22 Cawley, Kaitlyn 0.5 Draft Deed

0.5

\$195.00 TOTAL LEGAL SERVICES

FEE SUMMARY OF PROFESSIONAL SERVICES RENDERED

<u>Professional</u>	<u>Hours Worked</u>	<u>Billed Per Hour</u>	<u>Bill Amount</u>
Cawley, Kaitlyn	0.50	\$390.00	195.00
Total all Professionals	<u>0.50</u>	<u>\$390.00</u>	<u>\$195.00</u>

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
March 21, 2022	\$49,291.61	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13A

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

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

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
March 21, 2022	\$59,895.46	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13 <i>A</i>
--

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

FY22 Debt Assessment SE 2019
<i>(Attach supporting documentation for request.)</i>

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
March 21, 2022	\$71,572.31	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13 A
--

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

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



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

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

PM(P)

Invoice Number	226710634
Customer Number	C2943565
Invoice Date	01/14/2022
Due Date	02/13/2022
Order Date	12/14/2021
Order Number	S120455793
Order Method	WEB

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

Delivery Address

Recharge Amenity Center eTown
Attn.: Marcy Pollicino
10571 eTown Parkway
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

Important Messages

We are all going through an unprecedented situation. WB Mason hopes that you, your family and friends, and your co-workers, are healthy and remain that way. We encourage you to visit www.wbmason.com/accountstatement.aspx for 24/7 access to your account. We offer the ability to pay online, and view or download invoices. We hope this helps you and your business operate effectively with a remote workforce.

62A

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
NWLVGPCPFGXL	VINYL EXAM POWDER FREE GLOVES X-LARGE	1	BX	7.65	7.65

Sani Supplies
1,330.572.465

SUBTOTAL: 7.65
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 7.65
Total Due: 7.65

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

Remittance Section

Customer Number	C2943565
Invoice Number	226710634
Invoice Date	01/14/2022
Terms	Net 30
Total Due	7.65

PLEASE REFERENCE INVOICE NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

C29435652267106342267106340000000007659



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

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

(Page 1)

PM(P)

Invoice Number	227916482
Customer Number	C2943565
Invoice Date	03/01/2022
Due Date	03/31/2022
Order Date	02/28/2022
Order Number	S122577877
Order Method	WEB

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

Delivery Address
Recharge Amenity Center eTown
Attn.: Marcy Pollicino
10571 eTown Parkway
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

Important Messages

Thank you for your business! We encourage you to visit www.wbmason.com/Payment for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

62A

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
BWK6180	TISSUE,BATH,2PLY,RCY,500/RL,96/CT,WH	1	CT	39.09	39.09
RAC74278CT	CLEANER,TOILET,LYSOL,32OZ	1	CT	38.99	38.99
IBSGLLG2K	GLOVES,POLY,LG,2M,NT	1	CT	23.73	23.73
MMM65412SSMIA	PADS,SS,NOTES,3"X3",MIAMI	1	PK	14.98	14.98
WBM21200	PAPER,FLGSHP, 8.5X11,92BR,20#	1	RM	5.99	5.99
PGC08443BX	CLEANER,SWIFFR PD REFL,WH,24/BX	1	BX	13.79	13.79

Jani Suppl:es
1.330.572.465

SUBTOTAL: 136.57
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 136.57
Total Due: 136.57

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

Remittance Section	
Customer Number	C2943565
Invoice Number	227916482
Invoice Date	03/01/2022
Terms	Net 30
Total Due	136.57

PLEASE REFERENCE INVOICE NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

C29435652279164822279164820000000136572



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

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

Invoice Number	228141620
Customer Number	C2943565
Invoice Date	03/09/2022
Due Date	04/08/2022
Order Date	03/08/2022
Order Number	S122848091
Order Method	WEB

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

Delivery Address

Recharge Amenity Center eTown
Attn.: Marcy Pollicino
10571 eTown Parkway
Jacksonville FL 32256

W.B. Mason Federal ID #: 04-2455641

Important Messages

Thank you for your business! We encourage you to visit www.wbmason.com/Payment
for 24/7 access to your account. We offer the ability to pay online, and view or download invoices.

62A

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
RAC04675	DISINFECTANT SPRAY, AEROSOL, LYSOL, 19OZ, FRESH SCENT, 12EA/CT	4	EA	7.49	29.96
CLO70427	LINER, DRWSTRNG, 13G, 100/CT	1	CT	18.99	18.99
WBMUPSFREIGHT	UPS FREIGHT	1	EA	0.00	0.00

1.330.972.465

Jan. Supplies

SUBTOTAL: 48.95
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 48.95
Total Due: 48.95

To ensure proper credit, please detach and return below portion with your payment



W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

Cypress Bluff CFF
475 West Town Place Suite 114
Saint Augustine FL 32092

Remittance Section

Customer Number	C2943565
Invoice Number	228141620
Invoice Date	03/09/2022
Terms	Net 30
Total Due	48.95

PLEASE REFERENCE INVOICE NUMBER WHEN
MAKING PAYMENT. PAY ON OUR WEBSITE OR
SEND PAYMENT TO:

W.B. MASON CO., INC.
PO BOX 981101
BOSTON, MA 02298-1101

C29435652281416202281416200000000048950

From: Marcy Pollicino mpollicino@vestapropertyservices.com
Subject: FW: W.B. Mason Payment Reminder
Date: March 17, 2022 at 3:17 PM
To: Margaret Bronson mbronson@gmsnf.com
Cc: okuzmuk@gmsnf.com, Alison Mossing amossing@gmstnn.com



Good Afternoon,

Please see below.

Thank you,

Marcy Pollicino
General Manager



10571 eTown Parkway
Jacksonville, FL 32256
P: 904.527.1081

www.VestaPropertyServices.com

RECEIVED MAR 18 2022

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

From: WB Mason Company (DoNotReply) <DoNotReply2@wbmason.com>
Sent: Thursday, March 17, 2022 3:16 PM
To: Marcy Pollicino <mpollicino@vestapropertyservices.com>
Subject: W.B. Mason Payment Reminder



Click Here to view and print copies of your invoices and make a payment via credit card or checking account.

Customer Information

Account Number: C2943565

Account Name: Cypress Bluff CFF

Dear Valued Customer,

This is just a friendly reminder that your W.B. Mason account is past due.
According to our records you currently have an overdue balance. Prompt payment of past due invoices will help ensure orders are released and deliveries can be made.
You can view your statement and invoices, as well as make a payment, by clicking on the 'Pay Invoice Online' hyperlink.
You may also send your payment to the address below if you have not already done so.

W.B. Mason Co
PO Box 981101
Boston, MA 02298-1101

Please allow 5 to 10 days for payments to be reflected on your account if sent via regular mail.

If you noticed an error or are unable to pay at this time, then please contact your Accounts Receivable Rep so we can correct any errors or arrange for another payment plan.
Thank you for your prompt response to this request and for your continued business.

Sincerely,
W.B. Mason Co

Invoice Number	Invoice Amount	Amount Open
226710634	\$7.65	\$7.65
227916482	\$136.57	\$136.57
228141620	\$48.95	\$48.95
	Total:	\$193.17

Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
3/24/2022	40351

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

RECEIVED MAR 24 2022

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 2nd Quarter 1,300.155.100 42A	60.00	180.00

Thank you for your business.

Sales Tax (7.5%) \$0.00

Total \$180.00

Payments/Credits \$0.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Cypress Bluff Community Development District
1001 Bradford Way
Kingston, TN 37763

Invoice No. 22200
Date 03/29/2022

SERVICE	AMOUNT
Project: Arbitrage - Series 2019 FYE 1/31/22	\$ <u>600.00</u>

Current Amount Due \$ 600.00

1,310.513.314
10A

RECEIVED MAR 29 2022

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

March 24, 2022

Date

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

2A
1,310.53.480

Payment Due Upon Receipt

Serial # 22-01912D PO/File # \$103.25

Request for Proposals for Annual Audit Services

Amount Due

Cypress Bluff Community Development District

Amount Paid

\$103.25

Payment Due

Case Number

Publication Dates 3/24

County Duval

*For your convenience, you
may remit payment at
<https://www.jaxdailyrecord.com/send-payment>.*

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

*If payment is being mailed,
please reference the Serial #
from this invoice on your
check or remittance advice.*

Your notice can be found at www.jaxdailyrecord.com

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

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

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

**CYPRESS BLUFF
COMMUNITY
DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
FOR ANNUAL AUDIT
SERVICES**

The Cypress Bluff Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2022, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Duval County and has a general fund and debt service funds.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager's office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via email at chogge@gmsnf.com, and by telephone at (904) 940-5850.

Proposers must submit an electronic copy of their proposal to the District's Recording Secretary, Courtney Hogge, at chogge@gmsnf.com. Proposals must be received by 2:00 p.m. on Monday, April 18, 2022. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District's Recording Secretary.

Cypress Bluff Community
Development District
James Perry, District Manager
Mar. 24 00 (22-01912D)

Invoice

MR. BARRTENDERR

Invoice number 9F680863-0004

Date of issue March 8, 2022

Date due March 15, 2022

Mr. Barrtenderr

25 N Market Street

LL101

Jacksonville, Florida 32202

United States

+1 904-521-5323

mrbarrenderr@gmail.com

Bill to

Cypress Bluff CDD, 475 West

Town Place, St Augustine, FL

32092

recharge@etownjax.com

\$612.20 due March 15, 2022

Pay online

52A

15500.10000

Description	Qty	Unit price	Amount
May the fourth	40	\$13.33	\$533.20
Wafer Paper	1	\$79.00	\$79.00
Subtotal			\$612.20
Total			\$612.20
Amount due			\$612.20

Pay with ACH or wire transfer

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

Bank name WELLS FARGO BANK,

N.A.

Routing number 121000248

Account number 40630117335786707

SWIFT code WFBUS6S



Original Bill

Proforma NorthPoint
Telephone: 904-330-0162
Email: linda.chambers@proforma.com

Bill Number BP64006557A
Bill Date 3/28/2022
Due Date 4/26/2022
Terms Net 30
Sales Order SP64006557
Sales Person Blair Wygle

Sold To

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

Shipped To

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

Customer Reference: eTown Name Tags & Apparel

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
OE720	OGIO ENDURANCE Crux Soft Shell. Color: <u>Gear Grey</u> : 1 - 3XL	1	1	0	84.9900	Each	-	\$84.99
333115	Nike Dri-FIT Mesh Swoosh Flex Sandwich Cap. Color: <u>Navy</u> : 1 - L/XL	1	1	0	28.9900	Each	-	\$28.99
L574	Port Authority Ladies Digi Heather Performance Polo. Color: <u>Dress Blue Navy</u> : 2 - L	2	2	0	29.9900	Each	-	\$59.98
LOE700	OGIO ENDURANCE Ladies Fulcrum Full-Zip. Color: <u>Gear Grey</u> : 1 - L	1	1	0	66.9900	Each	-	\$66.99
L224	Port Authority Ladies Microfleece 1/2-Zip Pullover. Color: <u>True Navy</u> : 1 - L	1	1	0	32.9900	Each	-	\$32.99
333115	Nike Dri-FIT Mesh Swoosh Flex Sandwich Cap. Color: <u>Navy</u> : 1 - L/XL	1	1	0	28.9900	Each	-	\$28.99
	Plastic Name Tags Size: 1.25" x 3"	1	1	0	19.8500	Each	-	\$19.85
	Magnetic Backing upgrade	1	1	0	1.7500	Each	-	\$1.75
	Plastic Name Tags Size: 1.25" x 3"	1	1	0	19.8500	Each	-	\$19.85
	Magnetic Backing upgrade	1	1	0	1.7500	Each	-	\$1.75
Line-Item Total	Freight Amount	Tax Amount	Sub Total	Deposits	Credits/Discounts	Amount Due:		
\$346.13	\$68.48	-	\$414.61	-	-	\$414.61 USD		

64A

Amenity Ctr tags + uniforms 1.330.572.465

Remittance Advice - Shown on last page

Billed Customer #	Bill Number	Bill Date	Amount Due
Continued	Continued	Continued	Continued

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	BP64006557A	3/28/2022	\$414.61 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

SoutheastFitness

REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

southeastfitnessrepair@comcast.net

www.southeastfitnessrepair.com

Invoice # 17783A

Facility Name:	CYPRESS BLUFF
Facility Address:	10571 ETOWN PARKWAY JACKSONVILLE, Florida 32256
Billing Address:	10571 ETOWN PARKWAY JACKSONVILLE, Florida 32256
Contact & Phone:	
Reason for call:	PRECOR TM THE ESTOP WILL NOT ENGAGE ALL THE WAY

Date: 21-Mar-2022

Payment is due within 30 days of
invoice date.

Description	Part #	Part Cost	QTY	Total
FLAT RATE FEE		150.00	1.00	150.00
Comments:			<i>Parts Total</i>	150.00
			<i>Tax</i>	0.00
			<i>Balance</i>	150.00

Technician: ISAIAH CRICK

1.330.572.465

USA

Thank you for your business.

RECEIVED MAR 23 2022

RECEIVED MAR 23 2022

Wipes LLC

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

**INVOICE****BILL TO**

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

SHIP TO

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

INVOICE**10604****DATE****03/24/2022****TERMS****Due on receipt****DUE DATE****03/24/2022**

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	1	98.96	98.96T
Shipping	Freight Cost	1	16.39	16.39
Sales Tax	Sales Tax calculated by AvaTax on Thu 24 Mar 14:57:09 UTC 2022	1	0.00	0.00

RECEIVED MAR 24 2022

SUBTOTAL 115.35

TAX 0.00

TOTAL 115.35

BALANCE DUE **\$115.35**

1.330.572.465

66A