

*Cypress Bluff
Community Development District*

December 20, 2022

AGENDA

**Cypress Bluff
Community Development District**

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

December 13, 2022

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

Dear Board Members:

The Cypress Bluff Community Development District Board of Supervisors Meeting is scheduled for **Tuesday, December 20, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisors
 - B. Consideration of Resolution 2023-02, Canvassing and Certifying the Results of the Landowner's Election
 - C. Consideration of Resolution 2023-03, Designating Officers
- IV. Minutes
 - A. Approval of Minutes of the November 15, 2022 Board of Supervisors Meeting
 - B. Acceptance of Minutes of the November 22, 2022 Landowner's Election/Meeting
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager – Report

VI. Financial Reports

A. Balance Sheet and Income Statement

B. Check Register

VII. Other Business

VIII. Supervisor's Requests and Audience Comments

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

X. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 22, 2022, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Richard Ray	Seat 3	Votes <u>275</u>
William Cellar	Seat 2	Votes <u>275</u>
John Hewins	Seat 1	Votes <u>250</u>

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following terms of office:

Richard Ray	4 Year Term
William Cellar	4 Year Term
John Hewins	2 Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF DECEMBER 2022.

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair

C.

RESOLUTION 2023-03

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 20TH DAY OF DECEMBER, 2022.

ATTEST

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES

A.

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, November 15, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256.

Present and constituting a quorum were:

Richard Ray	Chairman
Will Cellar	Supervisor
John Hewins	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel (by phone)
Marcy Pollicino	Vesta Property Services
Joe Muhl	PARC Group

The following is a summary of the discussions and actions taken at the November 15, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 27, 2022 Meeting

There were no comments on the minutes.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the minutes of the September 27, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Amending the District's Record Retention Policy

Ms. Buchanan stated essentially, our office is proposing a change to the record retention policy. What you previously adopted was a policy that the District was just going to maintain all of the records in perpetuity and what we've found is that involves maintaining a lot of information that is not relevant or substantive, so any of the emails that say thank you, yes or coordinating things that are administrative in nature, those things don't have long-term value, so this policy allows the District to eliminate the need to keep them permanently. It also authorizes the District to keep formal records in an electronic version compared to paper.

On MOTION by Mr. Cellar seconded by Mr. Ray with all in favor Resolution 2023-01, amending the District's record retention policy was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Perry stated Ms. Pollicino and I have dealt with a resident here that has asked for consideration of redoing the playground material. We currently have engineered mulch on the playground, which is compatible with almost every district that we manage. Her request is if that can be removed and replaced with either artificial turf, or some type of solid substance. I haven't talked to her myself, we've exchanged extensive voicemails, but I explained I would bring it before the Board before we would do anything else, because first, it's not just a simple changeout of material. It would probably have to be re-engineered, even some of the structures would probably have to be removed and replaced. Second, we don't have a budget for it. I think the biggest reason she really wants it replaced is because of insects and/or snakes.

Mr. Ray stated when we had the playground designed, we had to make a determination of what the design was going to be and if it was going to be consistent with whatever material we were going to use, and that's a very common material used in playgrounds and that was the decision that was made when it was built. It's not a simple fix. There's clearly a cost associated with it, which we don't have a budget for, so in my opinion we have to accept the designs and

decisions we made up front. We've also learned that the artificial turf has issues too. It gets very hot and the drainage doesn't hold up over time.

Mr. Perry stated we will communicate that to her.

D. General Manager

1. Report

Ms. Pollicino gave the Board an overview of her report and the incidents that took place between meetings. Included in her report is information regarding dead trees that were cut down and chipped into mulch, with the mulch applied in the dog park to help with drainage issues. She noted she will need to obtain a quote from Sunstate for additional mulch, however.

2. Consideration of Proposals for Golf Cart Path Repairs

Ms. Pollicino informed the Board the golf cart path needs to be repaired and presented four quotes to cut and remove the old concrete and pour new concrete ranging from \$6,500 to \$19,075. Ms. Pollicino noted she spoke with Carlton Construction regarding the project, and they recommended using Premier American Construction, whose quote came in at \$8,920.

On MOTION by Mr. Ray seconded by Mr. Cellar with all in favor the quote from Premier American Construction to repair the golf cart path was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Income Statement

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

B. Check Register

Mr. Perry noted the check register totals \$130,139.95.

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

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Scheduled Meetings – Landowner's Election on November 22, 2022 and Regular Board of Supervisors meeting on December 20, 2022 at 1:30 p.m. at the eTown Welcome Center

TENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

B.

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

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

Present were:

Joe Muhl	Proxy Holder for Weekley Homes, LLC, CND E10 LLC, CND E7 LLC, Providence Construction Company, and Kettering Dev 133, LLC
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Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel
Richard Ray	Chairman
Dana Harden	Vesta Property Services

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 1:30 p.m.

SECOND ORDER OF BUSINESS

Determination of Number of Voting Units Represented

Ms. Giles stated I have proxies representing a total of 294 votes including 52 authorized votes for Weekley Homes, 13 authorized votes for CND E10, 160 authorized votes for CND E7, 3 authorizing votes for Kettering, and 66 authorized votes for Providence Homes. I have the landowner's proxies signed by each of those, with all five appointing Joe Muhl as the proxy holder to cast the ballots.

THIRD ORDER OF BUSINESS

Election of a Chairman for the Purpose of Conducting the Landowners Meeting

Ms. Giles acted as Chairman for the Landowners Meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisors

Mr. Muhl nominated John Hewins, William Cellar, and Richard Ray.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Muhl cast 275 votes for Richard Ray to fill Seat 3, 275 votes for William Cellar to fill Seat 2, and 250 votes for John Hewins to fill Seat 1.

SIXTH ORDER OF BUSINESS

Tabulation of Ballots and Announcement of Results

Ms. Giles stated that Richard Ray and William Cellar will serve four-year terms as they both received the highest number of votes, 275. John Hewins will serve a two-year term as he received the lowest number of votes, 250.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Giles adjourned the meeting at approximately 1:35 p.m.

FIFTH ORDER OF BUSINESS

D.



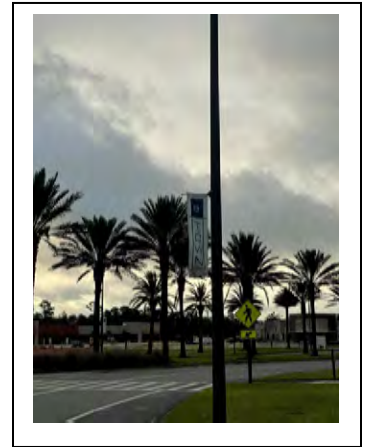
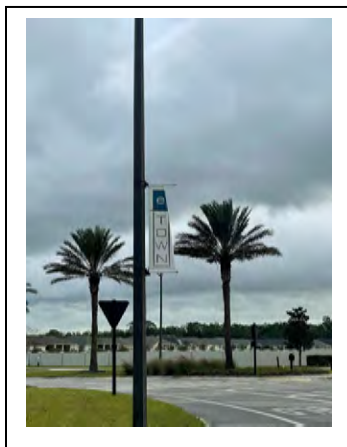
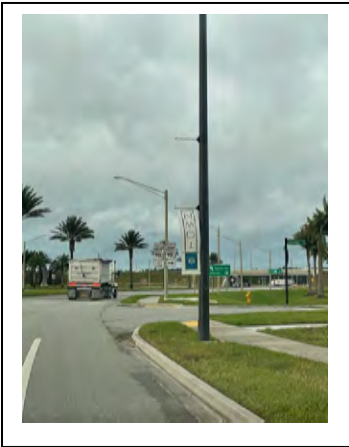
COMMUNITY MANAGER REPORT 12/20/22
SUBMITTED BY MARCY POLLICINO

RECHARGE UPDATE:

Tropical Storm Nicole

Recharge amenities were secured for the tropical storm. No damages occurred on site. Storm cleanup took care of any debris.

Three banner flags were damaged along eTown Parkway:



Flags have been fixed. Cost: \$1,092



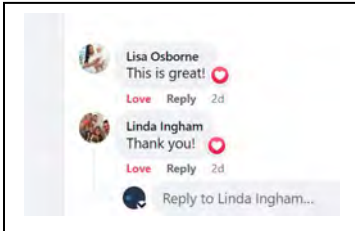
Recharge Fence

Two pieces of fencing were fixed at the dog park and playground. Cost: \$748

Playground Shade

The triangle shade for the toddler play area has been installed. Cost: \$12,280

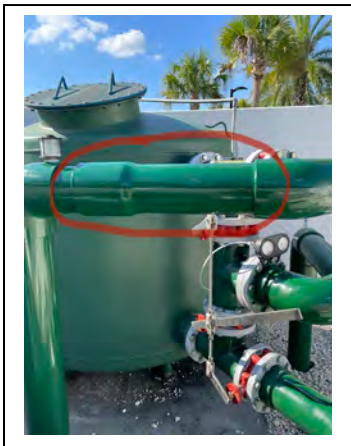
Reaction on Social:



Recharge Pool

Passed the health inspection on 11/29/22. See the report attached. Concerning the notes, the ORP has been recalibrated.

Quarterly maintenance was performed on 12/2/22. See attached report. Notes: ORP has been recalibrated and leak on waste line has been fixed by Village Pools as shown in this photo:



December Amenity Use:

Gym door was opened 1,690 times.

Rear gym door was opened 54 times.

Main entry gate was opened 1,469 times.

Main pool gate was opened 146times.

Side pool gate was opened 15 times.

EVENTS UPDATE:

Wine Tasting

13 residents paid \$25 to participate in a sensory wine tasting by Mr. Barrtender. Guests were provided with wine samples and had to guess the type. Saffron food truck on site for dinner and open to all residents.

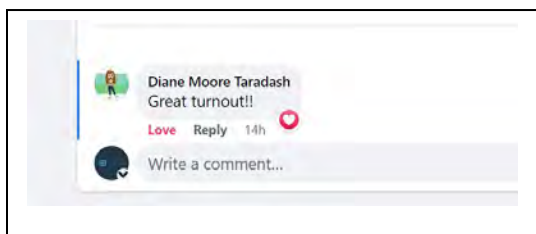
Reaction on social:

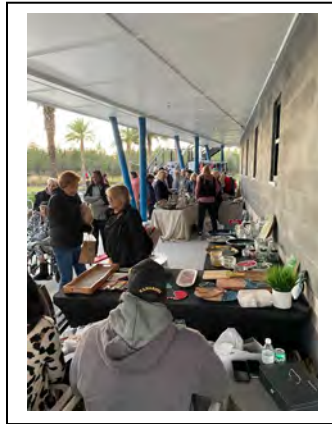
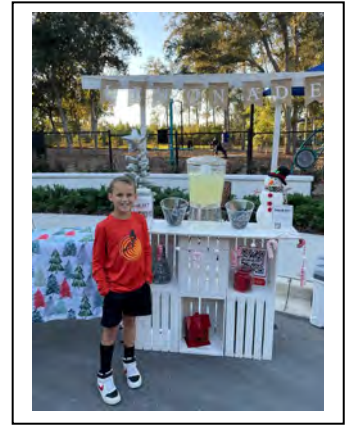


Holiday Vendor Showcase

26 local vendors participated in our first Holiday Vendor Showcase. Vendors paid \$35 per spot with \$910 going back to the CDD. Two non-profits also participated at no cost. 200-300 came out for the showcase.

Reaction on social:

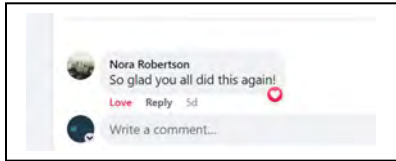




Don't Forget The Doughnuts!

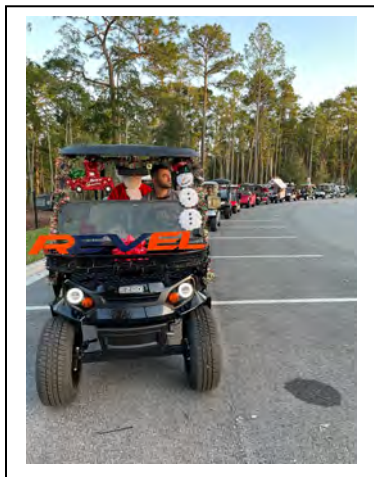
Nature's Drip came out to fuel eTown Black Friday shoppers with donuts and coffee. The truck sold out of everything!

Reaction on social:



Holiday Golf Cart Parade

23 golf carts participated in our golf cart parade! Before kicking off we held a contest for Best In Show, Most Creative, Best Lights, Best Theme and Holiday Spirit. Best in Show won the Grand Prize sponsored by Revel Golf Cars. The parade ran up and down the eTown golf cart path with Santa leading the way! Residents came out in front of their neighborhoods to watch.

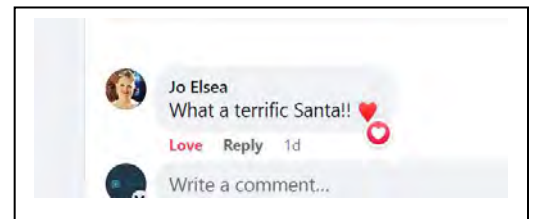
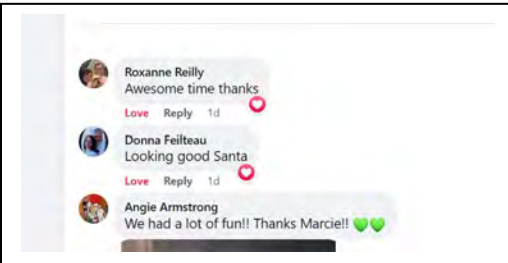


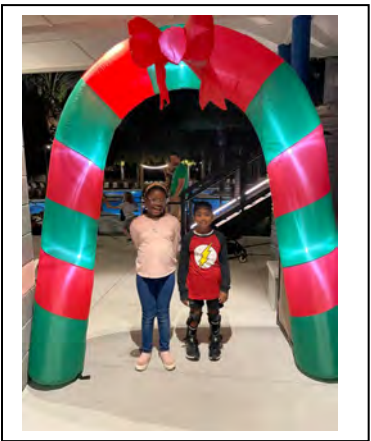


Grinchmas Party

It was a “Who-Riffic” party with Santa, The Grinch, “Florida Snow,” Balloon Art and Tier 2 jazz duo! The rooftop bar also served a Grinch Punch drink with both a child (non-alcoholic) and adult (alcoholic) version. 175 +/- attended.

Reaction on social:

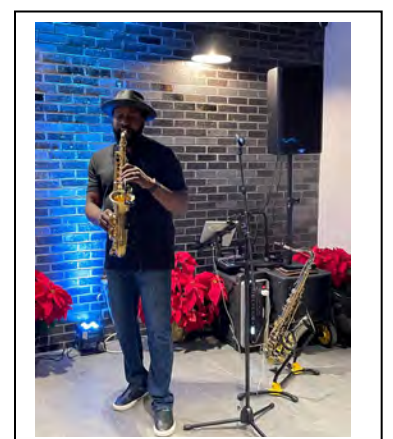
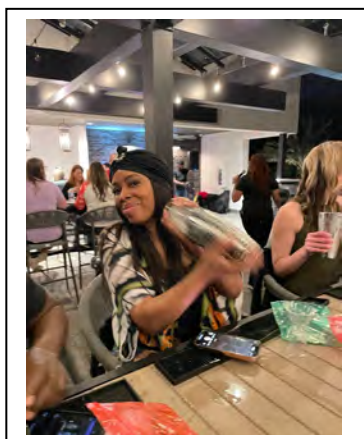
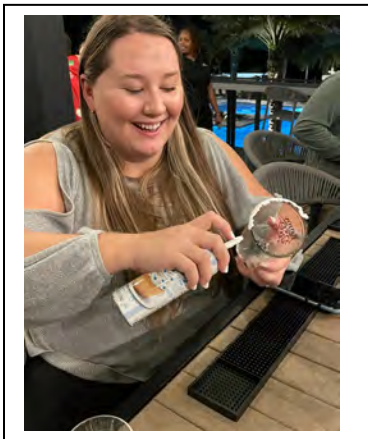
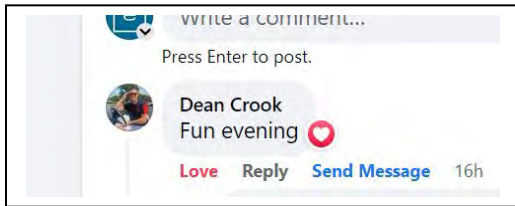




Christmas Mixology Class

Residents mixed, mingled, and even sang a little at our holiday mixology class. Mr. Bartender provided the instruction while Pierre Kendrick provided live music. EZ Eats by Yaya on site for dinner. 42 attended.

Reaction on social:



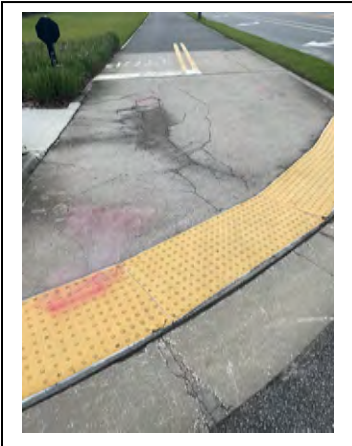
DECEMBER EVENTS: The Grinch Movie, Donuts with Mrs. Claus, Christmas Cookie Painting, and a discount ticket offering for The Florida Ballet Nutcracker

JANUARY EVENTS: (Adult Only) Trivia Night, Cardio Dance Fitness and Magic Night/Food Truck Friday

ACTION ITEMS UPDATE

eTown GOLF CART PATH

The damaged golf cart path located in front of the Recharge building is in the process of being fixed by Premier American Construction for \$8,920. See progress:



BEFORE



WORK IN PROGRESS

ITEMS ON THE HORIZON

As mentioned in previous reports the rooftop patio stairs have a tendency for the paint to break down and rust to come through due to rain and heavy use. These stairs were painted free of charge in the Spring. The paint did not last one year with rust again starting to seep through. Options are being researched. Photo examples:



TOP OF STAIRS

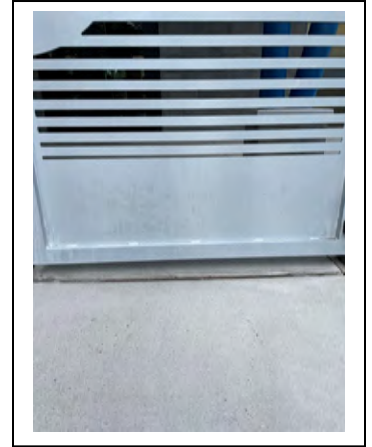
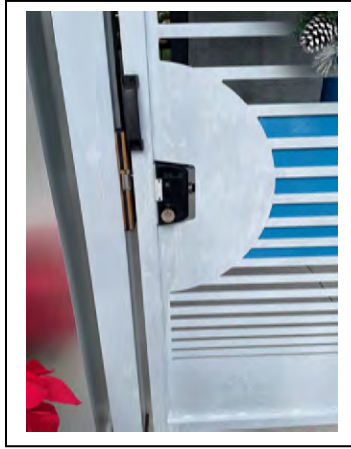


TOP OF STAIRS



BOTTOM OF STAIRS

The Recharge main gates have had their powder coating break down over time due to heavy use during swim season (chlorine), hard water from rain and reclaimed water from the sprinklers. The sprinklers do not have a direct hit on the gates; however, wind will carry the water droplets and at times the sprinklers will hit the gates and then be readjusted as a sprinkler head is directly next to the main gate. These gates will eventually need to be painted. Photo examples:



LANDSCAPE REPORT

1. Storm cleanup at Recharge from Tropical Storm Nicole.
2. Landscape trees were re-staked from storm displacement.
3. Trees and bushes have been trimmed at Recharge.
4. Two dead trees were removed in the large dog park. The trees were chip mulched back into the large dog park.

Cost: \$2,245



TREES REMOVED IN THE LARGE DOG PARK.

5. Additional mulch was laid in the large dog park to help combat the water issue. Bare spots were also touched up in the small dog park. Cost: \$1,100



SMALL DOG PARK



LARGE DOG PARK

6. There is dead sod at Recharge that will be replaced. This is delayed due to flooding the supplier experienced from Tropical Storm Nicole.

RECHARGE PREVENTATIVE MAINTENANCE REPORT 12/02/22

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	
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:

Extra Notes:

- 1) Calibrated CAT 4000 for PH with Marcy on 12/01/22 and showed how to calibrate PH.
- 2) ORP low, pump running but no CL was flowing. Found line clogged at injection point. Cut 6" of tubing out to clear clog, tested for CL flowing and re-installed. These lines should be checked weekly by pool operator.
- 3) Back flushed sand filter and found small leak at fitting on waste line. Marcy is reporting this to Village Pools. Vak Pak can repair if needed.
- 4) All equipment is in good working order and equipment cabinet is being well maintained.



STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



1 of 2

Facility Information

RESULT: Satisfactory

Permit Number: 16-60-2040783
Name of Facility: E-Town Amenity Pool
Address: 10571 E-Town Parkway
City, Zip: Jacksonville 32256

Correct By: None
Re-Inspection Date: None

Type: Public Pool > 25000 Gallons
Owner: Cypress Bluff CDD
Person In Charge: Cypress Bluff CDD Phone: (904) 229-5294
PIC Email:
Pool Operator: Cypress Bluff CDD Phone: (904) 229-5294

Inspection Information

Purpose: Routine
Inspection Date: 11/29/2022

Begin Time: 02:15 PM
End Time: 03:00 PM

Additional Information

22. Free Chlorine	3.0	VOLUME	115903
23. pH	7.2	POOL LOAD	80
24. Chlor. Stabilizer		FLOW RATE	400
33. Flowmeter	400	NIGHT SWIM	No
34. Thermometer		FILTER TYPE	SP

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

Violation Markings

POOL AREA	17. Rules Posted	32. Vacuum Cleaner-FBC
1. Water Clarity/Algae Control	18. Certification	33. Flowmeter
2. Deck/Walkways	SANITARY FACILITIES	34. Thermometer
3. Tile/Pool Finish	19. Supplies 64E-10, FAC	35. Pressure/Vacuum Gauge
4. Depth Markers-FBC	20. Clean 64E-10, FAC	36. Equip. Room
5. Handrail/Ladder-FBC	WATER QUALITY	37. Cross Connection
6. Step Markings-FBC	21. Approved Test Kit	38. Gas Chlorine Eq.-FBC
7. Suction Outlets-514.0315(1)	22. Free Chlor./Brom.	39. Waste Water - FBC
8. Gutter Grates/Skimmer-FBC	23. pH	40. D.E. Separator-FBC
9. Lighting	24. Chlor. Stabilizer	41. Other Equipment
10. No Dive Markings-FBC	25. Spa Requirements-ORP	42. Equip. Change-FBC
11. Diving Board-FBC	EQUIPMENT ROOM	43. Approved Chemicals
12. Pool Cover	26. Wading Pool-Quick Dump	44. Maintenance Log
13. Pool Side Shower-FBC	27. Water Level/Control	45. Inspection Posted
POOL SAFETY	28. Disinfection Feeder/Generator	46. Safety-514.0315(2)
14. Life Hook(s) w/Pole	29. pH Feeder	47. Fences/Gates- FBC
15. Life Ring(s) w/Rope	30. Chem. Container Label-FBC	48. Other
16. Safety Line	31. Filter / Pump	49. Other

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

CRG

Client Signature:

Enailed

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



2 of 2

General Comments

No violations noted at time of inspection. Recommend having ORP recalibrated. It is showing a pH of 7.5, but the actual reading is between 7.0-7.2 (very close to being too low).

Email Address(es): SHowell@vestapropertyservices.com

DOH Web Page For Pools: <http://www.floridahealth.gov/environmental-health/swimming-pools/index.html>

Violations Comments

No Violation Comments Available

Inspection Conducted By: Crystal Carr (082006)
Inspector Contact Number: Work: (904) 253-2576 ex.
Print Client Name:
Date: 11/29/2022

Inspector Signature:

CCarr

Client Signature:

Enailed

SIXTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
November 30, 2022



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

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>Assets:</u>				
Cash	\$683,747	---	---	\$683,747
Investments:				
<i>Series 2019</i>				
Reserve	---	\$363,571	---	\$363,571
Principal	---	\$2	---	\$2
Revenue	---	\$15,757	---	\$15,757
Interest	---	\$3	---	\$3
Prepayment	---	\$12	---	\$12
Acquisition & Construction- Parcel E3A	---	---	\$4	\$4
Acquisition & Construction- Parcel E7A	---	---	\$1	\$1
Acquisition & Construction- Sold Parcels	---	---	\$5,833	\$5,833
Acquisition & Construction	---	---	\$4,036	\$4,036
Due from General Fund	---	\$73,087	---	\$73,087
<i>Series 2020</i>				
Reserve	---	\$249,220	---	\$249,220
Revenue	---	\$2,796	---	\$2,796
Acquisition & Construction- Parcel E7C	---	---	\$333	\$333
Acquisition & Construction- Sold Parcels	---	---	\$196	\$196
Due from General Fund	---	\$192,935	---	\$192,935
<i>Series 2020A</i>				
Reserve	---	\$214,136	---	\$214,136
Revenue	---	\$10,160	---	\$10,160
Principal	---	\$2	---	\$2
Interest	---	\$2	---	\$2
Prepayment	---	\$29	---	\$29
Acquisition & Construction	---	---	\$259	\$259
Cost of Issuance	---	---	\$9,506	\$9,506
Due from General Fund	---	\$42,408	---	\$42,408
<i>Series 2021</i>				
Reserve	---	\$57,625	---	\$57,625
Revenue	---	\$4,641	---	\$4,641
Acquisition & Construction	---	---	\$5,363	\$5,363
Due from General Fund	---	\$99,494	---	\$99,494
Due from Other	\$747	---	---	\$747
Assessment Receivable	\$371,083	\$757,293	---	\$1,128,376
Investment-SBA	\$254,657	---	---	\$254,657
Prepaid Expenses	\$149	---	---	\$149
Total Assets	<u>\$1,310,384</u>	<u>\$2,083,174</u>	<u>\$25,530</u>	<u>\$3,419,088</u>
<u>Liabilities:</u>				
Due to Debt Service SE 2019	\$73,087	---	---	\$73,087
Due to Debt Service SE 2020	\$192,935	---	---	\$192,935
Due to Debt Service SE 2020A	\$42,408	---	---	\$42,408
Due to Debt Service SE 2021	\$99,494	---	---	\$99,494
Due to Other	\$7,897	---	---	\$7,897
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$2,083,174	---	\$2,083,174
Unassigned	\$894,563	---	\$25,530	\$920,094
Total Liabilities and Fund Equity	<u>\$1,310,384</u>	<u>\$2,083,174</u>	<u>\$25,530</u>	<u>\$3,419,088</u>

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
Revenues:				
Assessments-Tax Roll	\$710,675	\$442,510	\$442,510	\$0
Assessments-Direct	\$196,500	\$169,000	\$169,000	\$0
Interest-SBA	\$1,000	\$1,000	\$1,773	\$773
Other Revenues	\$20,000	\$3,333	\$2,742	(\$591)
Carry Forward Surplus	\$30,715	\$0	\$0	\$0
Total Revenues	\$958,890	\$615,843	\$616,025	\$182
Expenditures				
Administrative				
Supervisor Fees	\$12,000	\$2,000	\$1,600	\$400
FICA Expense	\$918	\$153	\$107	\$46
Engineering	\$5,000	\$833	\$438	\$395
Arbitrage	\$2,400	\$400	\$0	\$400
Dissemination Agent	\$6,000	\$1,000	\$1,000	\$0
Attorney	\$15,000	\$2,500	\$0	\$2,500
Annual Audit	\$8,000	\$1,333	\$0	\$1,333
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Trustee Fees	\$19,000	\$12,660	\$12,660	\$0
Management Fees	\$49,140	\$8,190	\$8,190	\$0
Information Technology	\$2,500	\$417	\$417	\$0
Website Maintenance	\$1,250	\$208	\$208	(\$0)
Telephone	\$500	\$83	\$19	\$64
Postage	\$1,500	\$250	\$62	\$188
Printing & Binding	\$2,500	\$417	\$143	\$274
Insurance	\$6,684	\$6,684	\$5,988	\$696
Legal Advertising	\$2,500	\$417	\$439	(\$23)
Other Current Charges	\$1,000	\$167	\$0	\$167
Office Supplies	\$600	\$100	\$25	\$75
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$146,667	\$47,987	\$41,471	\$6,516
Grounds Maintenance				
Pond Maintenance (Water Quality)	\$2,000	\$333	\$180	\$153
Landscape Maintenance	\$332,604	\$55,434	\$55,434	\$0
Landscape Contingency	\$7,000	\$1,167	\$3,895	(\$2,728)
Pump Maintenance	\$3,550	\$592	\$0	\$592
Water & Sewer	\$45,000	\$7,500	\$4,543	\$2,957
Irrigation Repairs	\$3,000	\$500	\$333	\$167
Landscape Reserves	\$7,500	\$1,250	\$0	\$1,250
Pest Control	\$2,400	\$400	\$240	\$160
Other Repairs and Maintenance	\$3,000	\$500	\$0	\$500
Total Grounds Maintenance	\$406,054	\$67,676	\$64,625	\$3,050

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

Description	PRORATED			
	ADOPTED BUDGET	BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
<u>Amenity</u>				
Insurance	\$38,654	\$38,654	\$35,529	\$3,125
Amenity Manager	\$109,505	\$18,251	\$18,251	\$0
Pool Maintenance	\$9,875	\$1,646	\$1,646	(\$0)
Pool Chemicals	\$13,875	\$2,313	\$2,313	\$0
Facility Attendant	\$72,352	\$12,059	\$12,059	(\$0)
Janitorial Services	\$10,828	\$1,805	\$1,805	\$0
Refuse	\$1,547	\$258	\$278	(\$21)
Security and Gate Maintenance	\$4,000	\$667	\$900	(\$233)
Facility Maintenance	\$20,765	\$3,461	\$3,461	(\$0)
Elevator Maintenance	\$3,000	\$500	\$0	\$500
Electric	\$20,400	\$3,400	\$5,464	(\$2,064)
Cable and Internet	\$10,500	\$1,750	\$1,731	\$19
Licenses and Permits	\$1,000	\$167	\$0	\$167
Repairs & Maintenance	\$20,000	\$3,333	\$3,411	(\$78)
Special Events	\$15,000	\$2,500	\$5,990	(\$3,490)
Holiday Decorations	\$1,500	\$250	\$704	(\$454)
Fitness Center R&M	\$10,000	\$1,667	\$1,657	\$9
Fitness Equipment Rentals	\$25,368	\$4,228	\$4,228	\$0
Reserve for Amenities	\$15,000	\$2,500	\$6,140	(\$3,640)
Other Current Charges	\$3,000	\$500	\$1,500	(\$1,000)
Total Amenity	\$406,169	\$99,907	\$107,067	(\$7,160)
Total Expenditures	\$958,890	\$215,569	\$213,163	\$2,405
Excess Revenues/Expenses	\$0		\$402,862	
Net Change in Fund Balance	\$0		\$402,862	
Fund Balance - Beginning	\$0		\$491,701	
Fund Balance - Ending	\$0		\$894,563	

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

[illegible]

Expenditures:

Administrative

[illegible]

Grounds Maintenance

[illegible]

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

[illegible]

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
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Revenues

Assessments-Tax Roll	\$730,907	\$450,396	\$450,396	\$0
Assessments-Direct	\$775	\$387	\$387	\$0
Interest Income	\$700	\$700	\$2,645	\$1,945

Total Revenues	\$732,382	\$451,483	\$453,428	\$1,945
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Expenditures

Series 2019

Interest Expense - 11/1	\$256,102	\$256,102	\$255,371	\$731
Principal Expense Prepay 11/1	\$0	\$0	\$10,000	(\$10,000)
Principal Expense - 5/1	\$215,000	\$0	\$0	\$0
Interest Expense - 5/1	\$256,102	\$0	\$0	\$0

Total Expenditures	\$727,204	\$256,102	\$265,371	(\$9,269)
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Excess Revenues (Expenditures)	\$5,178	\$188,057
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Fund Balance - Beginning	\$270,060	\$642,072
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Fund Balance - Ending	\$275,238	\$830,129
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Reserve	\$363,571
Revenue	\$15,757
Prepayment	\$12
Due from General Fund	\$73,087
Assessment Receivable	\$377,696
	<u>\$830,129</u>

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

Description	ADOPTED BUDGET	PRORATED	ACTUAL THRU 11/30/22	VARIANCE
		BUDGET THRU 11/30/22		

Revenues

Assessments-Tax Collector	\$494,600	\$182,252	\$182,252	\$0
Assessments-Direct	\$201,491	\$163,518	\$163,518	\$0
Interest Income	\$500	\$500	\$2,200	\$1,700

Total Revenues	\$696,591	\$346,269	\$347,969	\$1,700
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Expenditures

Series 2020

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

Total Expenditures	\$491,785	\$314,709	\$314,709	\$0
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Excess Revenues (Expenditures)	\$204,806	\$33,260		
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Fund Balance - Beginning	\$315,480	\$564,526		
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Fund Balance - Ending	\$520,287	\$597,786		
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Reserve	\$249,220
Revenue	\$2,796
Due from General Fund	\$192,935
Assessment Receivable	\$152,834
	<u>\$597,786</u>

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/22	ACTUAL THRU 11/30/22	VARIANCE
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Revenues

Assessments-Tax Roll	\$424,769	\$262,729	\$262,729	\$0
Interest Income	\$500	\$500	\$1,525	\$1,025

Total Revenues	\$425,269	\$263,229	\$264,254	\$1,025
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Expenditures

Series 2020A

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

Total Expenditures	\$423,769	\$131,884	\$146,884	(\$15,000)
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Excess Revenues (Expenditures)	\$1,501	\$117,370		
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Fund Balance - Beginning	\$144,693	\$369,687		
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Fund Balance - Ending	\$146,194	\$487,057		
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Reserve	\$214,136
Revenue	\$10,160
Interest	\$2
Principal	\$2
Prepayment	\$29
Due from General Fund	\$42,408
Assessment Receivable	\$220,321
	<u>\$487,057</u>

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

Description	ADOPTED BUDGET	PRORATED	ACTUAL THRU 11/30/22	VARIANCE
		BUDGET THRU 11/30/22		

Revenues

Assessments-Tax Collector	\$12,354	\$7,681	\$7,681	\$0
Assessments-Direct	\$102,896	\$98,254	\$98,254	\$0
Interest Income	\$100	\$0	\$0	\$0

Total Revenues	\$115,350	\$105,936	\$105,936	\$0
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Expenditures

Series 2021

Interest Expense -11/1	\$34,878	\$34,878	\$34,878	\$0
Principal Expense -5/1	\$45,000	\$0	\$0	\$0
Interest Expense -5/1	\$34,878	\$0	\$0	\$0

Total Expenditures	\$114,756	\$34,878	\$34,878	\$0
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Excess Revenues (Expenditures)	\$594	\$71,058
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Fund Balance - Beginning	\$39,519	\$97,144
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Fund Balance - Ending	\$40,113	\$168,202
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Reserve	\$57,625
Revenue	\$4,641
Due from General Fund	\$99,494
Assessment Receivable	\$6,442
	<u>\$168,202</u>

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

	Series 2019	Series 2020	Series 2020A	Series 2021
<u>Revenues:</u>				
Interest	\$41	\$2	\$40	\$0
Total Revenues	\$41	\$2	\$40	\$0
<u>Expenditures</u>				
Capital Outlay	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Other Sources/(Uses)				
Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$41	\$2	\$40	\$0
Fund Balance - Beginning	\$9,833	\$527	\$9,725	\$5,363
Fund Balance - Ending	\$9,874	\$529	\$9,765	\$5,363

Cypress Bluff
Community Development District
Long Term Debt Report

Series 2019 Special Assessment Bonds

Interest Rate:	3.75-5.1%
Maturity Date:	5/1/2048
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$363,759.38
Reserve Fund Balance:	\$363,571.25

Bonds outstanding - 9/30/2018	\$11,565,000
Mandatory Principal- 5/1/2019	(\$330,000)
Mandatory Principal- 5/1/2020	(\$195,000)
Special Call-11/1/2020	(\$15,000)
Special Call-2/1/2021	(\$20,000)
Mandatory Principal- 5/1/2021	(\$200,000)
Special Call-5/1/2021	(\$15,000)
Special Call-8/1/2021	(\$10,000)
Special Call-11/1/2021	(\$15,000)
Special Call-2/1/2022	(\$5,000)
Mandatory Principal- 5/1/2022	(\$210,000)
Special Call-5/1/2022	(\$35,000)
Special Call-11/1/2022	(\$10,000)

Current Bonds Outstanding	\$10,505,000
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Series 2020 Special Assessment Bonds

Interest Rate:	3.9-5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$247,220.00
Reserve Fund Balance:	\$249,220.32

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

Current Bonds Outstanding	\$7,285,000
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Cypress Bluff

Community Development District

Long Term Debt Report

Series 2020A Special Assessment Bonds (Del Webb)	
Interest Rate:	2.7-3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$212,345.00
Reserve Fund Balance:	\$214,135.82
Bonds outstanding - 9/11/2020	\$7,675,000
Mandatory Principal- 5/1/2021	(\$150,000)
Special Call-2/1/2022	(\$10,000)
Mandatory Principal- 5/1/2022	(\$155,000)
Special Call-11/1/2022	(\$15,000)
Current Bonds Outstanding	\$7,345,000

Series 2021 Special Assessment Bonds	
Interest Rate:	3.719951%
Maturity Date:	5/1/2051
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$57,625.00
Reserve Fund Balance:	\$57,625.00
Bonds outstanding - 11/1/2021	\$2,045,000
Mandatory Principal- 5/1/2022	(\$40,000)
Current Bonds Outstanding	\$2,005,000

Fiscal Year 2023 Assessment Receipts

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

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

	RECEIPTS						
ASSESSED TO	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
TOLL SOUTHEAST LP COMPANY INC.	70,502.64	387.39	37,973.33		4,641.93	27,500.00	70,502.65
DRP CND ICI LLC / WEEKLEY	-	-	125,544.45	-	93,612.30	141,500.00	360,656.75
BULK LANDS	70,502.64	387.39	163,517.78	-	98,254.23	169,000.00	431,159.40
TAX ROLL	818,463.28	450,395.64	182,251.56	262,728.83	7,681.43	442,509.92	1,345,567.38
TOTAL DISTRICT	888,965.92	450,783.03	345,769.34	262,728.83	105,935.66	611,509.92	1,776,726.78

	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	11/4/2022	2,388.52	966.51	1,393.30	40.74	2,346.70	7,135.77
2	11/16/2022	26,147.10	10,580.36	15,252.36	445.93	25,689.30	78,115.06
3	11/25/2022	44,163.81	17,870.78	25,762.03	753.21	43,390.57	131,940.40
4	12/5/2022	344,533.99	139,414.89	200,976.66	5,875.97	338,501.75	1,029,303.25
2	12/6/2022	33,162.22	13,419.02	19,344.48	565.58	32,581.60	99,072.90
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
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		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		450,395.64	182,251.56	262,728.83	7,681.43	442,509.92	1,345,567.38

% COLLECTED DIRECT INVOICE	50.0%	81.2%	0.0%	0.0%	86.0%	85.9%
% COLLECTED TAX ROLL	62.2%	62.2%	62.2%	0.0%	62.2%	62.2%

B.

Cypress Bluff

Community Development District

Check Run Summary November 30, 2022

Fund	Date	Check No.	Amount
Payroll	11/18/22	50181-50183	\$ 551.10
		Subtotal	<u>\$ 551.10</u>
General Fund			
	11/3/22	726-734	\$ 2,259.05
	11/9/22	735-742	\$ 56,588.45
	11/22/22	743-749	\$ 12,550.00
		Subtotal	<u>\$ 71,397.50</u>
Total			<u>\$ 71,948.60</u>

PR300R

PAYROLL CHECK REGISTER

RUN 11/18/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50181	2	JOHN S HEWINS JR	184.70	11/18/2022
50182	1	RICHARD T RAY	184.70	11/18/2022
50183	6	WILLIAM J CELLAR	184.70	11/18/2022
TOTAL FOR REGISTER			554.10	

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: November 15, 2022 Meeting

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

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

Approved for Payment:

DocuSigned by:

13/71E8430217403
 District Manager Signature

11/18/2022
 Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/03/22	00004	10/03/22 87317	202210 310-51300-54000		*	175.00	
		FY23 SPECIAL DISTRICT FEE		DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000726
11/03/22	00002	10/27/22 22-06872	202210 310-51300-48000		*	339.50	
		NTC OF BOS MTG 10/27&11/3		JACKSONVILLE DAILY RECORD			339.50 000727
11/03/22	00064	10/24/22 BP640086	202210 330-57200-46500		*	259.55	
		UNIFORMS & NAME TAGS		NORTH POINT PROMOTIONS, INC DBA			259.55 000728
11/03/22	00061	1/10/22 1240081	202210 320-57200-49400		*	395.00	
		SNOW MACHINE 12/03/22		PROGRESSIVE ENTERTAINMENT			395.00 000729
11/03/22	00061	10/21/22 122008	202210 320-57200-49400		*	295.00	
		MOVIE NIGHT 12/16/22		PROGRESSIVE ENTERTAINMENT			295.00 000730
11/03/22	00094	10/26/22 37834B	202210 320-57200-46000		*	250.00	
		STREET STOP SIGN RPR		ROGERS PAVEMENT MAINTENANCE, INC			250.00 000731
11/03/22	00055	10/18/22 19375075	202210 320-57200-47000		*	120.00	
		OCT PEST CONTROL		TURNER PEST CONTROL LLC			120.00 000732
11/03/22	00067	10/21/22 10212022	202210 320-57200-49400		*	200.00	
		BALLOON ART 12/03/22		TWIST OF FUN! BALLOON ART			200.00 000733
11/03/22	00119	9/07/22 0002	202210 320-57200-49400		*	225.00	
		SANTA VISIT 12/03/22		WAYNE MCLAIN			225.00 000734
11/09/22	00081	11/05/22 127774	202211 320-57200-47200		*	90.00	
		NOV LAKE MAINTENANCE		CLEAR WATERS, INC			90.00 000735
11/09/22	00081	7/05/22 124566	202207 320-57200-47200		*	90.00	
		JUL LAKE MAINTENANCE		CLEAR WATERS, INC			90.00 000736
11/09/22	00005	11/01/22 68	202211 310-51300-34000		*	4,095.00	
		NOV MANAGEMENT FEES					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/22 68	202211 310-51300-52100	NOV WEBSITE ADMIN	*	104.17	
		11/01/22 68	202211 310-51300-35200	NOV INFORM TECHNOLOGY	*	208.33	
		11/01/22 68	202211 310-51300-31300	NOV DISSEMINATION SERVICE	*	500.00	
		11/01/22 68	202211 310-51300-51000	OFFICE SUPLLIES	*	7.15	
		11/01/22 68	202211 310-51300-42000	POSTAGE	*	28.93	
		11/01/22 68	202211 310-51300-42500	COPLIES	*	47.25	
		11/01/22 68	202211 310-51300-41000	TELEPHONE	*	19.46	
		11/01/22 68	202211 320-57200-47300	PEOPLEVINE	*	750.00	
GOVERNMENTAL MANAGEMENT SERVICES							5,760.29 000737
11/09/22 00002		11/03/22 22-07014	202211 310-51300-48000	NOTICE OF MEETING	*	99.88	
JACKSONVILLE DAILY RECORD							99.88 000738
11/09/22 00087		11/08/22 1741	202211 320-57200-49500	CHRISTMAS LIGHTING INSTAL	*	704.19	
M&G HOLIDAY & EVENT LIGHTING							704.19 000739
11/09/22 00012		11/01/22 8272	202211 320-57200-46110	REMOVED DEAD TREES	*	2,245.00	
		11/01/22 8305	202211 320-57200-46100	NOV LANDSCAPE MAINTENANCE	*	6,027.00	
		11/01/22 8306	202211 320-57200-46100	NOV LANDSCAPE MAINTENANCE	*	14,210.00	
		11/01/22 8311	202211 320-57200-46100	NOV LANDSCAPE MAINTENANCE	*	4,160.00	
		11/01/22 8335	202211 320-57200-46100	NOV LANDSCAPE MAINTENANCE	*	3,320.00	
SUN STATE NURSERY							29,962.00 000740
11/09/22 00037		11/01/22 403746	202211 320-57200-45000	NOV AMENITY MANAGER	*	9,125.40	
		11/01/22 403746	202211 320-57200-45100	NOV FACILITY MANAGER	*	6,029.36	
		11/01/22 403746	202211 320-57200-46800	NOV POOL MAINTENANCE	*	822.95	
		11/01/22 403746	202211 320-57200-46200	NOV JANITORIAL	*	902.33	

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/22 403746	202211 320-57200-46600	NOV FACILITY MAINTENANCE	*	1,730.45	
		11/01/22 403746	202211 320-57200-46810	NOV POOL CHEMICALS	*	1,156.25	
				VESTA PROPERTY SERVICES, INC.			19,766.74 000741
11/09/22 00066		11/07/22 12672	202211 330-57200-46500	DISINFECTANT WIPES	*	115.35	
				WIPES LLC			115.35 000742
11/22/22 00120		11/09/22 2022-453	202211 320-57200-46000	REPLACED SHOWER SPOUT	*	213.00	
				ALDRIDGE & SONS PLUMBING			213.00 000743
11/22/22 00006		11/03/22 0205570	202210 310-51300-31100	OCT ENGINEER SERVICES	*	194.00	
				ENGLAND, THIMS & MILLER, INC.			194.00 000744
11/22/22 00018		11/17/22 299-8225	202211 320-57200-46000	BANNER/INSTALLATION	*	1,092.34	
				FAST SIGNS #171701			1,092.34 000745
11/22/22 00082		11/10/22 41838	202211 320-57200-46000	FENCE REPAIR	*	748.00	
				FINYL SALES, INC.			748.00 000746
11/22/22 00113		11/18/22 1923	202211 320-57200-49600	BALANCE TOODLR POOL SHADE	*	6,140.00	
				SHADE AMERICA, INC			6,140.00 000747
11/22/22 00012		11/16/22 8430	202211 320-57200-46400	IRRIGATION REPAIRS	*	162.66	
				SUN STATE NURSERY			162.66 000748
11/22/22 00011		11/09/22 252-2507	202210 310-51300-31200	SE 2021 TRUSTEE FEES	*	4,000.00	
				THE BANK OF NEW YORK MELLON			4,000.00 000749
						TOTAL FOR BANK A	71,397.50
						TOTAL FOR REGISTER	71,397.50

CYBL CYPRESS BLUFF OKUZMUK

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87317			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Cypress Bluff Community Development District
 Ms. Katie S. Buchanan
 Kutak Rock LLP
 107 West College Avenue
 Tallahassee, FL 32301

2. Telephone:	(850) 692-7300
3. Fax:	(850) 692-7319
4. Email:	Katie.Buchanan@KutakRock.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	cypressbluffcdd.com
8. County(ies):	Duval
9. Function(s):	Community Development
10. Boundary Map on File:	07/16/2018
11. Creation Document on File:	07/16/2018
12. Date Established:	06/29/2018
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	City of Jacksonville
15. Creation Document(s):	City Ordinances 2018-335-E, 2019-434-E and 2019-599-E
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
19. Most Recent Update:	03/07/2022

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Katie S. Buchanan Date 10/10/2022

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (If created since then, attach an Income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

41A
 1.310.51300.49000

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 27, 2022

Date

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

Serial #	22-06872D	PO/File #		\$339.50
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Payment Due

Notice of Landowners' Meeting and Election and Meeting of the
Board of Supervisors

\$339.50

Cypress Bluff Community Development District

Publication Fee

Case Number

Amount Paid

Publication Dates 10/27, 11/3

County Duval

Payment Due Upon Receipt

For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

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

If your payment is being
mailed, please reference
Serial # 22-06872D on your
check or remittance advice.

2A
1.310.573.480

Your notice can be found at www.jaxdailyrecord.com

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

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

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

**NOTICE OF LANDOWNERS' MEETING AND ELECTION
AND MEETING OF THE BOARD OF SUPERVISORS OF THE
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Cypress Bluff Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 1,273.92 acres, located east of U.S. Highway 9B, south of R.G. Skinner Parkway, and north of Phillips Highway in the City of Jacksonville, Duval County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 22, 2022
TIME: 1:30 p.m.
PLACE: eTown Welcome Center
11003 E Town Parkway
Jacksonville, Florida

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jim Perry
District Manager

Oct. 27, Nov. 3

00 (22-06872D)



Original Bill

Bill Number BP64008617A
 Bill Date 10/24/2022
 Due Date 11/22/2022
 Terms Net 30
 Sales Order SP64008617
 Sales Person Blair Wygle

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

Sold To

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

Shipped To

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

Customer Reference: eTown Name Tags & Apparel

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Plastic Name Tags ~ Size: 1.25" x 3"	1	1	0	21.4516	Each	-	\$21.45
	Employee: Armin Magnetic Backing upgrade	1	1	0	1.7500	Each	-	\$1.75
L574	Port Authority Ladies Digi Heather Performance Polo. Color: <u>Dress Blue Navy</u> : 1 - M	1	1	0	33.4900	Each	-	\$33.49
K574	Port Authority Digi Heather Performance Polo. Color: <u>Dress Blue Navy</u> : 2 - L	2	2	0	33.4900	Each	-	\$66.98
OE700	OGIO ENDURANCE Fulcrum Full-Zip. Color: <u>Gear Grey</u> : 1 - L	1	1	0	74.4900	Each	-	\$74.49
P160	Hanes - EcoSmart Crewneck Sweatshirt. Color: <u>Navy</u> : 1 - L	1	1	0	27.4900	Each	-	\$27.49
Line-Item Total		Freight Amount		Tax Amount		Sub Total		Deposits
\$225.85		\$33.90		-		\$259.55		-
						Credits/Discounts		Amount Due:
						-		\$259.55 USD

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

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

Thank you for your business!

1.330.57200.46500
 un: 641A
 un: forms + name tag

Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64008617A	10/24/2022	\$259.55 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

PROGRESSIVE
Entertainment
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 # 122008

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 December 16, 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

61A

1.320.57200.49400

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, INCLEMENT 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

Marcy Pollicino

Date:

1-11-22



Total Entertainment Services

Invoice-Agreement

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

(904) 645-8068 Fax: (904) 645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 1/10/2021

Invoice # 1240081

Terms: At event

PO#

Customer name: Cypress Bluff CDD (e-Town)

Event type: Winter Theme

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: Saturday December 3, 2022

Hours of event: 6:00-8:00 pm

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:

* Large Snow Simulator Machine with operator

Reg. Rate \$ 450.00

Your Cost \$ 395.00

Total Savings \$ 55.00

61A
1.320.57200.4940

Sub Total: \$ 395.00

Sales Tax: \$ -

Invoice Total: \$ 395.00

50 % Deposit required \$ -

Balance due at set up \$ 395.00

Payments received \$ -

Current Balance \$ 395.00

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:

1-11-22

Rogers Pavement Maintenance Inc.

PO Box 65909

Orange Park, FL 32065

Invoice

Date	Invoice #
10/26/2022	37834b

Bill To	
Cypress Bluff CDD 10571 eTown Parkway Jacksonville, FL 32256	
ATTN:	Marcy

Job		
Bold City Street Blade		
Job Completed	Terms	P.O. #
10/26/2022	Net 30	

Description	Amount
Install double sided street blade and cantaliever arm on existing Stop/Street Sign	250.00
001-320-57200.46000 94A	
Invoices not paid within 30 days may be subject to a 1-1/2 % per month charge.	
Balance Due \$250.00	



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

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

Service Slip/Invoice

INVOICE: 19375075
DATE: 10/18/2022
ORDER: 19375075

10/19 Approved

Bill To: [415357]
Cypress Bluff CDD
475 W Towne Pl
Suite 114
Saint Augustine, FL 32092

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

Work Date	Time	Target Pest	Technician	Time In
10/18/2022	12:39 PM	ANTS, ROACH, WASP		12:39 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/18/2022		01:14 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$120.00
55A 1. 320.57200. 47000 Out		
SUBTOTAL		\$120.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$120.00
AMOUNT DUE		\$120.00
_____ TECHNICIAN SIGNATURE		
_____ CUSTOMER SIGNATURE		

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

Turner Pest Control LLC warrants the quality of its work. If a service is not completed, the cost of the service will be refunded.

PLEASE PAY FROM THIS INVOICE

Event Time & Place:

December 3, 2022 - Saturday
6:00 PM to 8:00 PM
e-Town Recharge Amenity Center

Agreement of Services:

View Agreement *Accepted January 10, 2022*

Payment Information:

Payment history: Jan 10, 2022 \$100.00 Square
Event balance: \$200.00 due December 3, 2022
Make check payable to: Twist of Fun Balloon Art



200.00

Contact Us:

Event Feedback | Book Another Event

Contact Information:

Mailing address: Twist of Fun! Balloon Art
6111 Wakulla Springs Road
Jacksonville, FL 32258
United States

Phone: (904) 568-2472

Webpage: <https://www.facebook.com/Twistoffunballoonart>

Email: justin_reams@hotmail.com

10/21/22

1-320.57200.49400
67A

INVOICE

wayne McLain
11269 Prescott Ct, Jacksonville, FL 32256
waybec48@comcast.net

Invoice No#: 0002
Invoice Date: Sep 7, 2022
Due Date: Sep 7, 2022



REFUNDED

\$225.00
AMOUNT DUE

BILL TO
recharge@etownjax.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Santa visit Santa visit December 3, 2022 5PM to 8PM with golf car parade	3	\$75.00	\$225.00
Subtotal				\$225.00
TOTAL				\$225.00 USD
Amount paid				
AMOUNT DUE				\$225.00 USD

NOTES TO CUSTOMER

As discussed on our phone calls. Also you will provide candy to pass out,

119A
1,320.57200.44400

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

Invoice

DATE	INVOICE #
7/5/2022	124566

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

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

ACCOUNT #
822

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1 81 1.320.572.472	90.00	90.00

Thank you for your business.

Clearwaterslakemgmt.com

Total

\$90.00

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

Invoice

DATE	INVOICE #
11/5/2022	12774

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

RECEIVED NOV 07 2022

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

ACCOUNT #
822

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1 8/1 1,320,572.472	90.00	90.00

Thank you for your business.

Clearwaterslakemgmt.com

Total

\$90.00

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

Invoice

Invoice #: 68
Invoice Date: 11/1/22
Due Date: 11/1/22
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2022 340		4,095.00	4,095.00
Website Administration - November 2022 521		104.17	104.17
Information Technology - November 2022 352		208.33	208.33
Dissemination Agent Services - November 2022 3/3		500.00	500.00
Office Supplies 510		7.15	7.15
Postage 420		28.93	28.93
Copies 425		47.25	47.25
Telephone 110		19.46	19.46
Peoplevine 1,320-572-473		750.00	750.00

RECEIVED NOV 03 2022

5

Total	\$5,760.29
Payments/Credits	\$0.00
Balance Due	\$5,760.29

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

November 3, 2022

Date

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

2
1.3/0.573.4180

Serial # 22-07014D PO/File # _____ \$99.88
Payment Due

Notice Meeting of the Board of Supervisors

Cypress Bluff Community Development District

~~\$99.88~~
Publication Fee

Case Number _____

Amount Paid

Publication Dates 11/3

County Duval

Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

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

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Serial # 22-07014D on your
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Your notice can be found at www.jaxdailyrecord.com

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

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

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

NOTICE OF MEETING OF
THE BOARD OF
SUPERVISORS
CYPRESS BLUFF
COMMUNITY

DEVELOPMENT DISTRICT
Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, November 15, 2022 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

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

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

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

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

Jim Perry
District Manager
Nov. 3 00 (22-07014D)

M&G Holiday Lighting

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

**INVOICE**

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

RECEIVED NOV 08 2022

INVOICE ~~1741~~
DATE 11/08/2022
TERMS Net 30
DUE DATE 12/08/2022

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

This is your final invoice, please remit payment as soon as possible thank you

BALANCE DUE

\$704.19

87
1.820.572.495



Maintenance Invoice

Invoice#: 8272

Date: 11/01/2022

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
Removed two dead pine trees. Chipped tree limbs and bra	1.00	2,245.00	2,245.00	N

12 1.322.572.46110
RECEIVED NOV 02 2022

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

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

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

Amount Due	2,245.00
------------	----------

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8305

Date: 11/01/2022

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
November Landscape Maintenance	1.00	6,027.00	6,027.00	N

12
1.320.592.461

RECEIVED NOV 02 2022

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

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

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

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8306

Date: 11/01/2022

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
November Landscape Maintenance	1.00	14,210.00	14,210.00	N

12 1,320.572.461

RECEIVED NOV 02 2022

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

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

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

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8311

Date: 11/01/2022

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
November Landscape Maintenance	1.00	4,160.00	4,160.00	N

12 1,322 572 461

RECEIVED NOV 02 2022

RECEIVED NOV 02 2022

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

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

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

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 8335

Date: 11/01/2022

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
November Landscape Maintenance	1.00	3,320.00	3,320.00	N

12

1.320.572.461

RECEIVED NOV 02 2022

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

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

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

Amount Due

3,320.00

THANK YOU FOR YOUR BUSINESS!!



Invoice

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

Invoice # 403746
Date 11/1/2022

Terms
Due Date 11/15/2022
Memo Monthly Fees

Bill To

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

37

Description	Quantity	Rate	Amount
Amenity Manager 450	1	9,125.40	9,125.40
Facility Attendant 487	1	6,029.36	6,029.36
Pool Maintenance 1,320,572.468	1	822.95	822.95
Janitorial 462	1	902.33	902.33
Maintenance 466	1	1,730.45	1,730.45
Pool Chemicals 1,320,572.46810	1	1,156.25	1,156.25

Total \$19,766.74

Wipes LLC

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

**INVOICE**

BILL TO	SHIP TO	SHIP DATE	11/07/2022	INVOICE	12672
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	11/07/2022
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	11/07/2022
St Augustine, FL 32092	Jacksonville, FL 32256				

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	1	98.96	98.96T
Shipping	Freight Cost	1	16.39	16.39
Sales Tax	Sales Tax calculated by AvaTax on Mon Nov 7 05:11:02 UTC 2022	1	0.00	0.00T

RECEIVED NOV 07 2022

SUBTOTAL	115.35
TAX	0.00
TOTAL	115.35
BALANCE DUE	\$115.35

06
1.330.572.4165



Invoice

CFC #1426235

PO Box 600921 * Jacksonville, FL 32260

Phone: 904-287-3855 * Fax 904-268-3230

Date	Invoice #
11/9/2022	2022-45303

Bill To
Cypress Bluff CDD 475 West Town Place St Augustine, FL

Job Location
eTown 10571 eTown Parkway Jacksonville, FL 32256

Description	Amount
DOS: 11-8-2022 Ticket: Replace shower at Recharge Amenity Center Replaced outdoor shower spout at pool, part was warranty	213.00
<div>RECEIVED By Oksana Kuzmuk at 5:54 pm, Nov 10, 2022</div> <p>120 1.320.572.460</p>	

Technician		Thank you for your business! A.R.	Total	\$213.00
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All invoices are due upon receipt. If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorneys' fees, incurred in the collection of the unpaid portion.



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

November 03, 2022
Project No: 13102.26002
Invoice No: 0205570

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

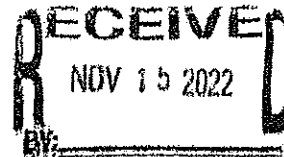
Professional Services rendered through October 29, 2022

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Hall, Jason	10/22/2022	1.00	194.00	194.00
Totals		1.00		194.00
Total Labor				194.00

Invoice Total this Period \$194.00

6
1,310.513.811



England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
11775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904 442-6990 • Fax 904 448-5445
CA 00002344 LC 000016



8535 Baymeadows Rd
Ste 7
Jacksonville, FL 32256
(904) 443-7446

INVOICE

299-82258

fastsigns.com/299

Completed Date: 11/17/2022

Payment Terms: Net 30

Payment Due Date: 12/17/2022

Created Date: 11/14/2022

DESCRIPTION: Boulevard Banners

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

Installed: Cypress Bluff Community Development
Marcy Pollicino
475 W. Town Place
Suite 114
St. Augustine, FL 32092
US

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

Salesperson: Leslie Coffield
Entered By: Leslie Coffield

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Boulevard Banners	3	\$214.1133	\$0.00	\$642.34
1.1	Premium Banner - Nylon Reinforced Banner - Sew 4 Sides With Pole Pockets Top and Bottom (BOULEVARD BANNERS) Part Qty: 1 Width: 18.00" Height: 60.00" Sides: 2 Text: Duplicate of Order 815824				
2	Install in eTown	1	\$450.00	\$0.00	\$450.00
2.1	IN HOUSE INSTALLATION - Existing Hardware Part Qty: 1				

***Once install times are scheduled, 48 hours advance notice of change or cancellation is required to avoid \$150 fee. Extended delays onsite or additional trip(s) needed to complete installation will also incur additional fees.

***FASTSIGNS on Baymeadows does not handle any permitting of any kind.

Pricing is valid through the end of this year if produced and installed before December 31, 2022. Pricing will have to be re-evaluated beginning January 1, 2023.

***This is a Retail Sale Plus Installation Contract. You agree to assume title to and bear the risk of loss with respect to all materials and supplies when they are delivered to you. We are responsible for handling and installation of the products, materials and supplies you have ordered from us

Subtotal:	\$1,092.34
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$1,092.34
Amount Paid:	\$0.00
BALANCE DUE:	\$1,092.34

RECEIVED

By Oksana Kuzmuk at 9:33 am, Nov 18, 2022



Invoice

Date	Invoice #
11/10/2022	41838

P. O. Box 6241 Fax: 352-351-0983
 Ocala, FL 34478 Ph: 352-351-3578

Project / Job

Bill To	Ship To
Cypress Bluff Community Development Dist. 475 W Town Place STE 114 St. Augustine, FL 32092	eTown 10571 eTown Parkway Jacksonville, FL 32256

Customer P.O. #	Terms	Rep	Ship Via	S.O. No.
	15 Day Net Trust	TED		23265

Line	Item Code	Description	Qty	Price	Ord	B.O.	Amount
		Fence repair Do after 11-7					
1	FENCE	Dog Park Jerith 48" high x 6' Patriot fence panel black,	1	196.00	1	0	196.00T
2	FENCE	Play ground Jerith 60" high x 6' Patriot fence panel black,	1	207.00	1	0	207.00T
3	INSTALLATIO...	Installation Charges to replace damaged fence panels with new	2	110.00	2		220.00
4	Mobilization	Mobilization charge	1	125.00	1		125.00T
		REPAIR 11-10-2022					

RECEIVED
 By Oksana Kuzmuk at 9:43 am, Nov 15, 2022

1,820.572.460

82

	Subtotal	\$748.00
	Sales Tax (0.0%)	\$0.00
	Payments/Credits	\$0.00
	Balance Due	\$748.00

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



Invoice 1923

BILL TO

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

DATE
11/18/2022

PLEASE PAY
\$6,140.00

DUE DATE
11/18/2022

DESCRIPTION	QTY	RATE	AMOUNT
Materials & Installation Supply and Installation of a 30' x 30' x 35' Triangular shade Sail Structure, including Galvanized Steel Poles and Frame. Color will match the other shade on the playground, but it can have a very slight difference, because it's from a different batch. We will be using the same manufacturer and Color, it will be a 95-98% match.	1	12,280.00	12,280.00
Payment Less 50% Deposit Received - Thank you!	1	-6,140.00	-6,140.00

TOTAL DUE

\$6,140.00

THANK YOU.

113

1,320,572.496

RECEIVED

By Oksana Kuzmuk at 12:57 pm, Nov 18, 2022



Maintenance Invoice

Invoice#: 8430

Date: 11/16/2022

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

For: E-Town Phase 1

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs Made on 10/28/22.				
10H Nozzles	3.00	2.66	7.98	N
6" Rainbird Head	1.00	24.68	24.68	N
Labor	2.00	65.00	130.00	N

RECEIVED

By Oksana Kuzmuk at 3:05 pm, Nov 16, 2022

12

1,320.572,464

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

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

Amount Due

162.66

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

THANK YOU FOR YOUR BUSINESS!!



DOR 13



BNY MELLON

The Bank of New York Mellon
Trust Company, N.A.

INVOICE

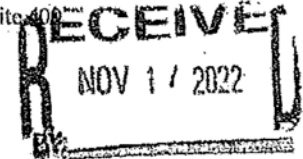
000012 XBFRSDD1 000000

CYPRESS BLUFF COMMUNITY DEVELOPMENT DIST

ATTN: Ernesto Torres
475 West Town Place
Suite 114
World Golf Village
Saint Augustine, FL 32092Invoice Number: 252-2507817
Account Number: CT2118080
Invoice Date: 09-Nov-22
Cycle Date: 01-Oct-22
Administrator: Thomas Radicioni
Phone Number: (904) 645-1985
Currency: USD

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

	Quantity	Rate	Proration	Subtotal	Total
<u>Flat</u>					
Trustee Fee					4,000.00
For the period: October 01, 2022 to September 30, 2023					

1,310.513.312
11Invoice Total: 4,000.00
Satisfied To Date: 0.00
Balance Due: 4,000.00Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
The Bank of New York Mellon Trust Company, N.A. is located at 400 South Hope Street - Suite 400
Los Angeles, CA 90071Check Payment Instructions:
The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

Billing Stub

Cypress Bluff Community Development District Special Assessment
Revenue Bonds, Series 2021Invoice Number: 252-2507817
Account Number: CT2118080
Invoice Date: 09-Nov-22
Cycle Date: 01-Oct-22
Administrator: Thomas Radicioni
Phone Number: (904) 645-1985
Amount: 4,000.00 USD

000000678550252025078170000000000004000003