

*Cypress Bluff
Community Development District*

March 28, 2023

AGENDA

**Cypress Bluff
Community Development District**

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

March 21, 2023

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

Dear Board Members:

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

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of Minutes of the February 28, 2023 Board of Supervisors Meeting
- IV. Consideration of Landscape and Irrigation Maintenance RFP Documents (to be provided under separate cover)
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager - Report
- VI. Financial Reports
 - A. Financial Statements as of February 28, 2023
 - B. Check Register
- VII. Other Business
- VIII. Supervisor's Requests and Audience Comments

IX. Next Scheduled Meeting – April 25, 2023 at 1:30 p.m. at the eTown Welcome Center

X. 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 28, 2023 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
Will Cellar	Supervisor

Also present were:

Jim Perry	District Manager
Kyle McGee	District Counsel
Bradley Weeber	District Engineer (by phone)
Marcy Pollicino	Vesta Property Services
Joe Muhl	PARC Group

The following is a summary of the discussions and actions taken at the February 28, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisor Cellar

Mr. Perry being a notary public of the State of Florida administered an oath of office to Mr. Cellar.

B. Consideration of Resolution 2023-04, Designating Officers

Mr. Perry asked that Mr. Howard McGaffney of GMS’s office be added to the slate of officers. There were no objections by the Board.

The balance of the slate of officers remained the same with Mr. Ray as Chair, Mr. Holmes as Vice Chair, Mr. Perry as Treasurer and Secretary, Mr. Hewins, Mr. Cellar and Mr. Price as Assistant Secretaries, and Mr. Darrin Mossing, Ms. Marilee Giles, Mr. Daniel Laughlin and Mr. Jim Oliver as Assistant Secretaries and Assistant Treasurers.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor Resolution 2023-04, designating officers as detailed above was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 20, 2022 Board of Supervisors Meeting

There were no comments on the minutes.

On MOTION by Mr. Ray seconded by Mr. Price with all in favor the minutes of the December 20, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Amendment to Professional Engineering Services Agreement with England-Thims & Miller for Continuing Contractual Services

Mr. Perry noted that the only changes are to the hourly rates, which are increasing.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the amendment to the professional engineering services agreement with England-Thims & Miller was approved.

SIXTH ORDER OF BUSINESS

Discussion of RFP for Landscape Maintenance Services

Mr. Perry informed the Board that it’s time to start the process of developing a thorough scope of work and going out for bid for landscape and irrigation maintenance services. He noted price increases will be included in the Fiscal Year 2024 budget for planning purposes.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer – Consideration of Requisitions 46 (Series 2019), 1 (Series 2021) and 1 (Series 2022A)

Mr. Perry informed the Board requisition 46 totals \$4,872, requisition 1 for Series 2019 totals \$5,363 and requisition 1 for Series 2021 totals \$9,765. All three are payable to Parc Land Management, LLC for consulting services.

Mr. Ray stated that once all of the capital projects are complete the District should look at terminating the agreement with Parc Land Management.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor requisition numbers 46, 1 (Series 2019) and 1 (Series 2021) were approved.

C. District Manager

There being nothing to report, the next item followed.

D. General Manager

1. Report

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

Ms. Pollicino informed the Board all palm trees along eTown Parkway required a trimming at a cost of \$3,705.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor trimming the palm trees at a cost of \$3,705 was approved.

2. Proposals for Rooftop Patio Stairs and Drip Edge

Ms. Pollicino informed the Board that the rooftop patio stairs and drip edge are starting to show rust seeping through the paint. She presented three proposals to strip the old paint, grind out the rust, and repaint the areas ranging from \$7,285 to \$8,250. Her recommendation was to approve Investment Painting’s proposal totaling \$8,250 based on their knowledge of the task at hand.

Mr. McGee asked for approval in substantial form so that an agreement can be drafted for the project.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the proposal from Investment Painting totaling \$8,250 was approved in substantial form with Mr. Ray authorized to execute an agreement for the project.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of January 31, 2023

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

B. Check Register

Mr. Perry noted the check register totals \$1,823,197.96, the bulk of which is due to a transfer to the State Board of Administration investment account.

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

NINTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Next Scheduled Meetings – March 28, 2023 at 1:30 p.m. at the eTown Welcome Center

TWELFTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

D.



**COMMUNITY MANAGER REPORT 3/28/23
SUBMITTED BY MARCY POLLICINO**

RECHARGE UPDATE:

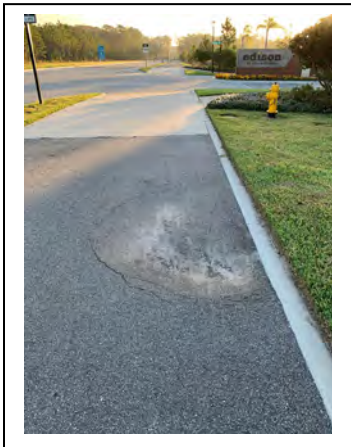
eTown Sign

The eTown sign located at by Atlantic Coast High School needed to replace the solar powered batteries. Cost: \$970

Glenmont Drive

Asphalt repair has been completed. Cost was split between May Management and the CDD. Cost to the CDD: \$1,000

CDD REPAIR:



BEFORE

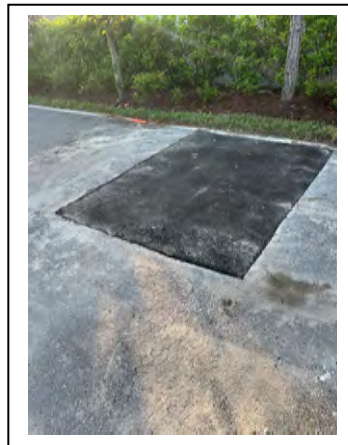


AFTER

HOA REPAIR:



BEFORE



AFTER



AFTER

eTown Parkway Roundabout Sign

Roundabout sign was destroyed due to the car accident on 1/20/23. The sign has been replaced. Cost: \$1,250



February Amenity Use:

Gym door was opened 2,010 times.

Rear gym door was opened 70 times.

Main entry gate was opened 2,092 times.

Main pool gate was opened 457 times.

Side pool gate was opened 110 times.

EVENTS UPDATE:

Valentine's Food Truck Friday

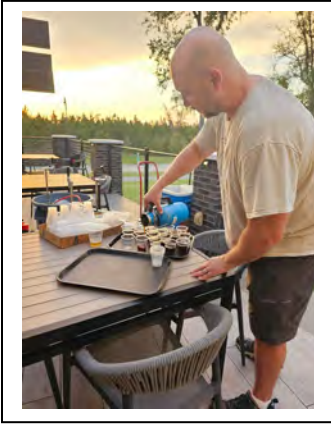
Cancelled due to weather.

Beer 101 Class

Legacy Ale Works held a beer class with instruction on the brewing process and how ingredients change the taste. Beer sampling followed. Filipin-Go food truck was on site. 28 attended.

Reaction on social:

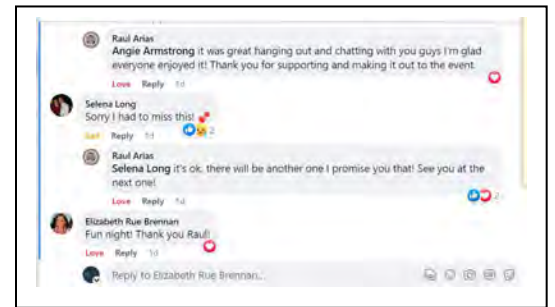


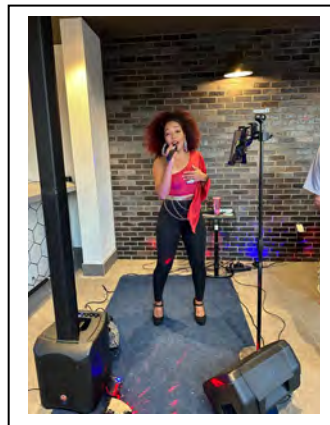
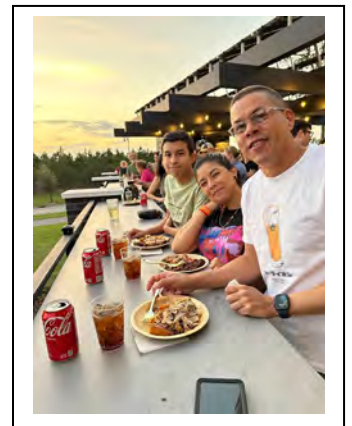
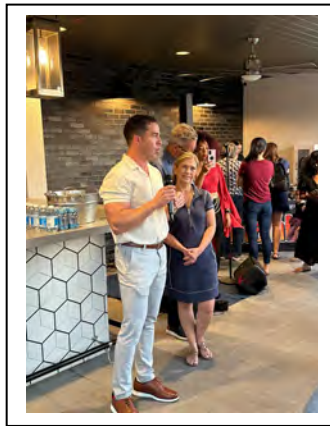
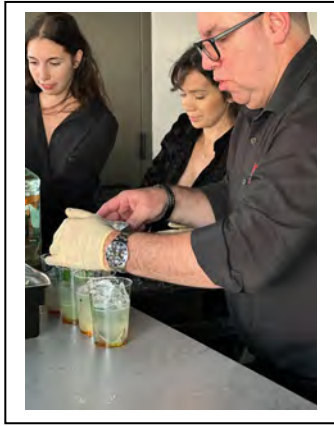


Havana Nights

Mambos Cuban Café, owned by resident Raul Arias, sponsored a Havana Nights party for the neighborhood. Free food and drink were served to over 150 residents. Plus, live music was provided. 150 +/- attended.

Reaction on social:





Family Movie Night

Rescheduled due to weather.

Dance Fitness Class

Our first in person adult exercise class! Class is running with 4 participants.

St Patrick's Food Truck Friday

The Aisling Grove Irish Band performed on the rooftop patio. Green beads and chocolate wrapped in gold were given out in celebration. Planet Pizza was on site for dinner. 80 +/- attended.



MARCH EVENTS: Family Movie Night, Yappy Easter, and Business Networking

APRIL EVENTS: Donut 5K Run, Adult Trivia Night, Pirate Egg Hunt, Adult Comedy night, Sharks arena football discount tickets offer for all home games

ACTION ITEMS

N/A

LANDSCAPE REPORT

1. Sun State is still looking for a new account manager.
2. Weeds are being sprayed throughout eTown.
3. Working on plant replacement from the cold weather.
4. Mulch has been delivered and will be distributed shortly.

SIXTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
February 28, 2023



Cypress Bluff
Community Development District
Combined Balance Sheet
February 28, 2023

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals</u> <u>(Memorandum Only)</u>
Assets:				
Cash	\$231,254	---	---	\$231,254
Investments:				
Series 2019				
Reserve	---	\$363,571	---	\$363,571
Principal	---	\$2	---	\$2
Revenue	---	\$711,710	---	\$711,710
Interest	---	\$3	---	\$3
Prepayment	---	\$12	---	\$12
Acquisition & Construction- Parcel E3A	---	---	\$4	\$4
Acquisition & Construction- Parcel E7A	---	---	\$1	\$1
Acquisition & Construction- Sold Parcels	---	---	\$5,889	\$5,889
Acquisition & Construction	---	---	\$4,075	\$4,075
Due from General Fund	---	\$14,827	---	\$14,827
Series 2020				
Reserve	---	\$251,525	---	\$251,525
Revenue	---	\$447,019	---	\$447,019
Acquisition & Construction- Parcel E7C	---	---	\$336	\$336
Acquisition & Construction- Sold Parcels	---	---	\$198	\$198
Due from General Fund	---	\$24,908	---	\$24,908
Series 2020A				
Reserve	---	\$216,198	---	\$216,198
Revenue	---	\$413,870	---	\$413,870
Principal	---	\$2	---	\$2
Interest	---	\$2	---	\$2
Prepayment	---	\$29	---	\$29
Acquisition & Construction	---	---	\$261	\$261
Cost of Issuance	---	---	\$9,598	\$9,598
Due from General Fund	---	\$8,536	---	\$8,536
Series 2021				
Reserve	---	\$57,625	---	\$57,625
Revenue	---	\$114,684	---	\$114,684
Acquisition & Construction	---	---	\$5,363	\$5,363
Due from General Fund	---	\$2,571	---	\$2,571
Due from Other	\$747	---	---	\$747
Assessment Receivable	\$1,887	\$3,851	---	\$5,738
Investment-SBA	\$759,657	---	---	\$759,657
Prepaid Expenses	\$2,145	---	---	\$2,145
Total Assets	\$995,690	\$2,630,946	\$25,724	\$3,652,360
Liabilities:				
Accounts Payable	\$2,105	---	---	\$2,105
Due to Debt Service SE 2019	\$14,827	---	---	\$14,827
Due to Debt Service SE 2020	\$24,908	---	---	\$24,908
Due to Debt Service SE 2020A	\$8,536	---	---	\$8,536
Due to Debt Service SE 2021	\$2,571	---	---	\$2,571
Due to Other	\$7,897	---	---	\$7,897
Fund Balances:				
Nonspendable	\$2,145	---	---	\$2,145
Restricted for Debt Service	---	\$2,630,946	---	\$2,630,946
Assigned	\$30,715	---	---	\$30,715
Unassigned	\$901,987	---	\$25,724	\$927,711
Total Liabilities and Fund Equity	\$995,690	\$2,630,946	\$25,724	\$3,652,360

Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
Revenues:				
Assessments-Tax Roll	\$710,675	\$695,396	\$695,396	\$0
Assessments-Direct	\$196,500	\$182,750	\$182,750	\$0
Interest-SBA	\$1,000	\$1,000	\$6,773	\$5,773
Other Revenues	\$20,000	\$8,333	\$7,107	(\$1,226)
Total Revenues	\$928,175	\$887,480	\$892,026	\$4,546
Expenditures				
Administrative				
Supervisor Fees	\$12,000	\$5,000	\$2,200	\$2,800
FICA Expense	\$918	\$383	\$153	\$230
Engineering	\$5,000	\$2,083	\$438	\$1,645
Arbitrage	\$2,400	\$1,000	\$1,200	(\$200)
Dissemination Agent	\$6,000	\$2,500	\$2,700	(\$200)
Attorney	\$15,000	\$6,250	\$2,076	\$4,175
Annual Audit	\$8,000	\$3,333	\$4,000	(\$667)
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Trustee Fees	\$19,000	\$16,685	\$16,685	\$0
Management Fees	\$49,140	\$20,475	\$20,475	\$0
Information Technology	\$2,500	\$1,042	\$1,042	\$0
Website Maintenance	\$1,250	\$521	\$521	(\$0)
Telephone	\$500	\$208	\$32	\$176
Postage	\$1,500	\$625	\$461	\$164
Printing & Binding	\$2,500	\$1,042	\$511	\$531
Insurance	\$6,684	\$6,684	\$5,988	\$696
Legal Advertising	\$2,500	\$1,042	\$639	\$403
Other Current Charges	\$1,000	\$417	\$0	\$417
Office Supplies	\$600	\$250	\$62	\$188
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$146,667	\$79,714	\$69,356	\$10,358
Grounds Maintenance				
Pond Maintenance (Water Quality)	\$2,000	\$833	\$470	\$363
Landscape Maintenance	\$332,604	\$138,585	\$139,969	(\$1,384)
Landscape Contingency	\$7,000	\$7,000	\$7,907	(\$907)
Pump Maintenance	\$3,550	\$1,479	\$0	\$1,479
Water & Sewer	\$45,000	\$18,750	\$12,229	\$6,521
Irrigation Repairs	\$3,000	\$1,250	\$1,549	(\$299)
Landscape Reserves	\$7,500	\$3,125	\$0	\$3,125
Pest Control	\$2,400	\$1,000	\$756	\$244
Other Repairs and Maintenance	\$3,000	\$1,250	\$0	\$1,250
Total Grounds Maintenance	\$406,054	\$173,273	\$162,880	\$10,392

Cypress Bluff
Community Development District
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
<u>Amenity</u>				
Insurance	\$38,654	\$38,654	\$35,529	\$3,125
Amenity Manager	\$109,505	\$45,627	\$45,627	\$0
Pool Maintenance	\$9,875	\$4,115	\$4,115	(\$0)
Pool Chemicals	\$13,875	\$5,781	\$5,781	\$0
Facility Attendant	\$72,352	\$30,147	\$30,147	(\$0)
Janitorial Services	\$10,828	\$4,512	\$4,512	\$0
Refuse	\$1,547	\$645	\$721	(\$76)
Security and Gate Maintenance	\$4,000	\$4,000	\$4,256	(\$256)
Facility Maintenance	\$20,765	\$8,652	\$8,652	(\$0)
Elevator Maintenance	\$3,000	\$1,250	\$350	\$900
Electric	\$20,400	\$8,500	\$11,189	(\$2,689)
Cable and Internet	\$10,500	\$4,375	\$4,460	(\$85)
Licenses and Permits	\$1,000	\$417	\$0	\$417
Repairs & Maintenance	\$20,000	\$8,333	\$14,330	(\$5,997)
Special Events	\$15,000	\$6,250	\$14,408	(\$8,158)
Holiday Decorations	\$1,500	\$625	\$704	(\$79)
Fitness Center R&M	\$10,000	\$4,167	\$3,272	\$894
Fitness Equipment Rentals	\$25,368	\$10,570	\$10,570	\$0
Reserve for Amenities	\$15,000	\$15,000	\$15,020	(\$20)
Other Current Charges	\$3,000	\$3,000	\$3,000	\$0
Total Amenity	\$406,169	\$204,619	\$216,644	(\$12,026)
Total Expenditures	\$958,890	\$457,605	\$448,881	\$8,724
Excess Revenues/Expenses	(\$30,715)		\$443,145	
Net Change in Fund Balance	(\$30,715)		\$443,145	
Fund Balance - Beginning	\$30,715		\$491,701	
Fund Balance - Ending	(\$0)		\$934,847	

Cypress Bluff
Community Development District
2019 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
Revenues				
Assessments-Tax Roll	\$730,907	\$707,788	\$707,788	\$0
Assessments-Direct	\$775	\$581	\$581	\$0
Interest Income	\$700	\$700	\$6,977	\$6,277
Total Revenues	\$732,382	\$709,070	\$715,346	\$6,277

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)

Excess Revenues (Expenditures)	\$5,178	\$449,975
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Fund Balance - Beginning	\$270,060	\$642,072
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Fund Balance - Ending	\$275,238	\$1,092,047
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Reserve	\$363,571
Revenue	\$711,710
Prepayment	\$12
Due from General Fund	\$14,827
Assessment Receivable	\$1,921
	<u>\$1,092,047</u>

Cypress Bluff
Community Development District
2020 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
Revenues				
Assessments-Tax Collector	\$494,600	\$286,405	\$286,405	\$0
Assessments-Direct	\$201,491	\$182,504	\$182,504	\$0
Interest Income	\$500	\$500	\$5,504	\$5,004
Total Revenues	\$696,591	\$469,409	\$474,413	\$5,004

Expenditures				
<i>Series 2020</i>				
Interest Expense - 11/1	\$179,709	\$179,709	\$179,709	\$0
Principal Expense - 11/1	\$135,000	\$135,000	\$135,000	\$0
Interest expense - 5/1	\$177,076	\$0	\$0	\$0
Total Expenditures	\$491,785	\$314,709	\$314,709	\$0

Excess Revenues (Expenditures)	\$204,806	\$159,704
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Fund Balance - Beginning	\$315,480	\$564,526
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Fund Balance - Ending	\$520,287	\$724,230
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Reserve	\$251,525
Revenue	\$447,019
Due from General Fund	\$24,908
Assessment Receivable	\$777
	<u>\$724,230</u>

Cypress Bluff

**Community Development District
2020A Debt Service Fund (Del Webb)
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023**

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
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Revenues

Assessments-Tax Roll	\$424,769	\$412,874	\$412,874	\$0
Interest Income	\$500	\$500	\$4,080	\$3,580

Total Revenues	\$425,269	\$413,374	\$416,954	\$3,580
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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 Expense -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		\$270,069	
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Fund Balance - Beginning	\$144,693		\$369,687	
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Fund Balance - Ending	\$146,194		\$639,756	
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Reserve	\$216,198
Revenue	\$413,870
Interest	\$2
Principal	\$2
Prepayment	\$29
Due from General Fund	\$8,536
Assessment Receivable	\$1,120
	\$639,756

Cypress Bluff
Community Development District
2021 Debt Service Fund
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/23	ACTUAL THRU 2/28/23	VARIANCE
Revenues				
Assessments-Tax Collector	\$12,354	\$12,071	\$12,071	\$0
Assessments-Direct	\$102,896	\$100,575	\$100,575	\$0
Interest Income	\$100	\$0	\$0	\$0
Total Revenues	\$115,350	\$112,646	\$112,646	\$0
Expenditures				
<i>Series 2021</i>				
Interest Expense -11/1	\$34,878	\$34,878	\$34,878	\$0
Principal Expense -5/1	\$45,000	\$0	\$0	\$0
Interest Expense -5/1	\$34,878	\$0	\$0	\$0
Total Expenditures	\$114,756	\$34,878	\$34,878	\$0
Excess Revenues (Expenditures)	\$594		\$77,768	
Fund Balance - Beginning	\$39,519		\$97,144	
Fund Balance - Ending	\$40,113		\$174,913	

Reserve	\$57,625
Revenue	\$114,684
Due from General Fund	\$2,571
Assessment Receivable	\$33
	\$174,913

Cypress Bluff
Community Development District
Capital Projects Fund
Statement of Revenues & Expenditures
For The Period Ending February 28, 2023

	Series 2019	Series 2020	Series 2020A	Series 2021
Revenues:				
Interest	\$136	\$7	\$134	\$0
Total Revenues	\$136	\$7	\$134	\$0
Expenditures				
Capital Outlay	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Other Sources/(Uses)				
Transfer In/(Out)	\$0	\$0	\$0	\$0
Total Other	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	\$136	\$7	\$134	\$0
Fund Balance - Beginning	\$9,833	\$527	\$9,725	\$5,363
Fund Balance - Ending	\$9,969	\$534	\$9,859	\$5,363

**Cypress Bluff
Community Development District
Long Term Debt Report**

Series 2019 Special Assessment Bonds

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

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

Current Bonds Outstanding	\$10,505,000
----------------------------------	---------------------

Series 2020 Special Assessment Bonds

Interest Rate:	3.9-5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$251,525.12
Reserve Fund Balance:	\$251,525.12

Bonds outstanding - 4/15/2020	\$7,705,000
Mandatory Principal- 11/1/2020	(\$290,000)
Mandatory Principal- 11/1/2021	(\$130,000)
Mandatory Principal- 11/1/2022	(\$135,000)

Current Bonds Outstanding	\$7,150,000
----------------------------------	--------------------

**Cypress Bluff
Community Development District
Long Term Debt Report**

Series 2020A Special Assessment Bonds (Del Webb)	
Interest Rate:	2.7-3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$216,197.71
Reserve Fund Balance:	\$216,197.71
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

B.

Cypress Bluff

Community Development District

Check Run Summary February 28, 2023

Fund	Date	Check No.	Amount
Payroll			\$ -
		Subtotal	<u>\$ -</u>
General Fund			
	2/3/23	816-826	\$ 25,624.67
	2/10/23	827-832	\$ 42,686.12
	2/15/23	833	\$ 2,996.44
	2/24/23	834-838	\$ 8,120.19
		Subtotal	<u>\$ 79,427.42</u>
Total			\$ 79,427.42

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/23	00120	11/23/22	2022-491	202211	320-57200-46000			REPLACED FILTER	*	313.00		
		2/02/23	2023-494	202301	320-57200-46000			REPAIR DRINKNG FOUNTAIN	*	808.00		
ALDRIDGE & SONS PLUMBING											1,121.00	000816
2/03/23	00107	10/26/22	7042889	202210	320-57200-46000			PRESSURE WASHING	*	2,119.00		
KRYSTAL KLEAN											2,119.00	000817
2/03/23	00095	1/30/23	3169936	202212	310-51300-31500			DEC GENERAL COUNSEL	*	469.00		
KUTAK ROCK LLP											469.00	000818
2/03/23	00061	1/13/23	12810117	202302	320-57200-49400			PUPPET SHOW APRIL 8TH	*	395.00		
PROGRESSIVE ENTERTAINMENT											395.00	000819
2/03/23	00096	2/01/23	21723	202302	320-57200-49400			SPECIAL EVENT 2/17	*	300.00		
ROBERT LEMAY											300.00	000820
2/03/23	00065	1/17/23	101098	202301	330-57200-46500			QUAR. PREV. MAINTENACE	*	370.00		
SOUTHEAST FITNESS REPAIR											370.00	000821
2/03/23	00012	1/26/23	9151	202301	320-57200-46400			IRRIGATION REPAIRS	*	195.00		
SUN STATE NURSERY											195.00	000822
2/03/23	00115	8/18/22	2023-04-	202302	320-57200-49400			SPECIAL EVENT 4/8/23	*	525.00		
TIM ELLIS DBA											525.00	000823
2/03/23	00055	1/17/23	20586302	202301	320-57200-47000			JAN PEST CONTROL	*	132.00		
		1/26/23	20586303	202301	320-57200-47000			JAN FIRE ANT PEST CONTROL	*	132.00		
TURNER PEST CONTROL LLC											264.00	000824
2/03/23	00037	2/01/23	406709	202302	320-57200-45000			FEB AMENITY MANAGER	*	9,125.40		
		2/01/23	406709	202302	320-57200-45100			FEB FACILITY ATTENDANT	*	6,029.36		
		2/01/23	406709	202302	320-57200-46800			FEB POOL MAINTENACE	*	822.95		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/23		406709		202302 320-57200-46200		*	902.33		
				FEB JANITORIAL					
2/01/23		406709		202302 320-57200-46600		*	1,730.45		
				FEB MAINTENACE					
2/01/23		406709		202302 320-57200-46810		*	1,156.25		
				FEB POOL CHEMICALS					
VESTA PROPERTY SERVICES, INC.								19,766.74	000825
2/03/23	00062	1/10/23	23544987	202301 330-57200-46500		*	17.98		
				JANITORIAL SUPPLIES					
		1/19/23	23567821	202301 330-57200-46500		*	72.96		
				JANITORIAL SUPPLIES					
		1/19/23	23567827	202301 330-57200-46500		*	8.99		
				JANITORIAL SUPPLIES					
W.B. MASON CO., INC.								99.93	000826
2/10/23	00081	2/05/23	130050	202302 320-57200-47200		*	100.00		
				FEB LAKE MAINT POND 1					
CLEAR WATERS, INC								100.00	000827
2/10/23	00018	1/16/23	299-8292	202301 320-57200-46000		*	921.00		
				INSTALL BANNER					
FAST SIGNS #171701								921.00	000828
2/10/23	00123	2/02/23	1423	202302 320-57200-49400		*	500.00		
				SPECIAL EVENT 4/8/23					
GIRLY-GIRL PARTEAS								500.00	000829
2/10/23	00005	2/01/23	70	202302 310-51300-34000		*	4,095.00		
				FEB MANAGEMENT FEES					
		2/01/23	70	202302 310-51300-52100		*	104.17		
				FEB WEBSITE ADMNSTRTN					
		2/01/23	70	202302 310-51300-35200		*	208.33		
				FEB INFO TECH					
		2/01/23	70	202302 310-51300-31300		*	500.00		
				FEB DSSMNTN AGENT SRVCS					
		2/01/23	70	202302 310-51300-51000		*	.42		
				OFFICE SUPPLIES					
		2/01/23	70	202302 310-51300-42000		*	7.98		
				POSTAGE					
		2/01/23	70	202302 310-51300-42500		*	73.05		
				COPIES					
		2/01/23	70	202302 310-51300-41000		*	4.17		
				TELEPHONE					
		2/01/23	70	202302 320-57200-47300		*	750.00		
				PEOPLEVINE					
GOVERNMENTAL MANAGEMENT SERVICES								5,743.12	000830
CYBL CYPRESS BLUFF OKUZMUK									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/23	00010	2/02/23	23520	202302	310	51300	31600		AUDIT FYE 09/30/2022	*	4,000.00		
									GRAU AND ASSOCIATES			4,000.00	000831
2/10/23	00012	2/03/23	9311	202302	320	57200	46100		FEB LANDSCAPE MAINTENANCE	*	6,027.00		
		2/03/23	9312	202302	320	57200	46100		FEB LANDSCAPE MAINTENANCE	*	14,210.00		
		2/03/23	9317	202302	320	57200	46100		FEB LANDSCAPE MAINTENANCE	*	4,160.00		
		2/03/23	9341	202302	320	57200	46100		FEB LANDSCAPE MAINTENANCE	*	3,320.00		
		2/06/23	9368	202302	320	57200	46110		REMOVED DEAD TREES	*	3,705.00		
									SUN STATE NURSERY			31,422.00	000832
2/15/23	00088	9/27/22	22-45179	202210	320	57200	46700		SMART KEYS & FOBS	*	2,996.44		
									SECURITY ENGINEERING & DESIGNS, INC			2,996.44	000833
2/24/23	00010	2/16/23	23641	202302	310	51300	31400		ARBIT SE 2019 FYE 1/31/23	*	600.00		
									GRAU AND ASSOCIATES			600.00	000834
2/24/23	00002	2/16/23	23-00954	202302	310	51300	48000		NOTICE OF MEETING 2/16	*	99.88		
									JACKSONVILLE DAILY RECORD			99.88	000835
2/24/23	00059	2/21/23	90323	202302	320	57200	49400		DP SPEC EVENTS 09/03/23	*	925.00		
									PRINCE PELE'S POLYNESIAN REVUE			925.00	000836
2/24/23	00012	2/21/23	9464	202302	320	57200	46110		REPAIRS/SIGN BEING PUT IN	*	307.24		
		2/21/23	9469	202301	320	57200	46400		JAN IRRIGATION REPAIRS	*	163.07		
									SUN STATE NURSERY			470.31	000837
2/24/23	00011	2/08/23	252-2529	202302	310	51300	31200		SE 2019 TRUSTEE FEES	*	4,000.00		
		2/08/23	252-2529	202302	300	15500	10000		SE 2019 TRUSTEE FEES	*	2,000.00		
		2/08/23	252-2529	202302	310	51300	31200		DISBURSMENT FEE	*	25.00		
									THE BANK OF NEW YORK MELLON			6,025.00	000838
TOTAL FOR BANK A											79,427.42		

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						79,427.42	

CYBL CYPRESS BLUFF OKUZMUK



Invoice

CFC #1426235

PO Box 600921 * Jacksonville, FL 32260

Phone: 904-287-3856 * Fax 904-268-3230

RECEIVED
 JAN 20 2023
 BY: _____

Date	Invoice #
11/23/2022	2022-49165

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

Job Location
eTown 10571 eTown Parkway Jacksonville, FL 32256

Description	Amount
DOS: 11-18-2022 Ticket: replace filter for Elkay bottle filler Replaced Elkay filter on drinking fountain at pool area - all working properly <div style="text-align: center;"> <p>RECEIVED JAN 20 2023 BY: _____</p> </div>	313.00

Technician	SM	Thank you for your business! A.R.	Total	\$313.00
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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.



1,320.572.460

Invoice

CFC #1426235

PO Box 600921 * Jacksonville, FL 32260

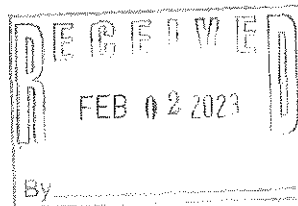
Phone: 904-287-3855 * Fax 904-268-3230

Date	Invoice #
2/2/2023	2023-49456

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

Job Location
eTown 10571 eTown Parkway Jacksonville, FL 32256

Description	Amount
DOS: 12-13-2022 Ticket: Return same issue with water fountain and has no water going to it Existing filter removed and reset cooler, cooler light turned green for a time but then went back red New filter installed, flushed filter for 5 minutes light started green Called tech support they say that malfunctioned filters are common and to send back for refund Also circuit board may be faulty, will see if this fixes the issue, if not new circuit board will need ordered	0.00
DOS: 1-11-2023 Ticket: drinking fountain blinking red again Elkay hi/low Model: LZSTL8WSSP S/N: 191128889 Unable to clear errors on filter Reader board 1000004409 Upper 1000004546 Lower 1000004547 Harness Errors 013 and 014	213.00
DOS: 1-2-2023 Ticket: Return with fountain parts Replaced the Elkay filter sensor control board to resolve the issue	595.00



Technician	LB	Thank you for your business! A.R.	Total	\$808.00
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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.



PO Box 51787
 Jacksonville Beach FL 32241
 (904) 220-7331
 kristalklean.com

Invoice 7042889

DATE ISSUED 10/26/2022
TERMS Due Upon Receipt
PO #

BILL TO

Cypress Bluff CDD
 Attn: Marcy Pollicino
 Recharge @ Etown
 10571 E-Town Parkway
 Jacksonville, FL, 32256
 recharge@etownjax.com (904) 527-1081

SERVICE LOCATION

Cypress Bluff CDD
 Recharge @ Etown, 10571 E-Town Parkway
 Jacksonville, FL, 32256
 (904) 527-1081
 recharge@etownjax.com

RECEIVED NOV 07 2022

Description	Qty	Rate	Total
Pressure Wash Flat Surfaces - Sidewalks Pressure Wash flat work as requested. Many stains due to automotive fluids, tree nuts, rust, and mineral deposits will not be removed completely with pressure washing. We will do our very best but make no guarantee that all stains will be removed.	1.00	\$540.00	\$540.00
Pressure Wash Flat Surfaces - Curbs Pressure Wash flat work as requested. Many stains due to automotive fluids, tree nuts, rust, and mineral deposits will not be removed completely with pressure washing. We will do our very best but make no guarantee that all stains will be removed.	1.00	\$598.00	\$598.00
Soft Wash Ext Surfaces - Staircases -Exterior surfaces will be cleaned using professional 'Soft Wash' process in order to avoid damage to façade and window seals. -Solution include algaecides, fungicides and phosphate-free detergents to extend life of cleaning and provide optimal results. -Locks and electrical elements to be protected during cleaning process. -Extra care/precaution to be taken with landscaping to protect from damage. -Some stains such as mud dauber resin, black streaks on gutters, mineral deposits and rust may have permanently stained surfaces. -Flaking paint can come off with any amount of pressure. Loose or flaking paint will come off while cleaning. -Customer is responsible to ensure windows are closed and latched prior to cleaning.	1.00	\$150.00	\$150.00
Soft Wash Ext Surfaces - 2nd Floor Pergola -Exterior surfaces will be cleaned using professional 'Soft Wash' process in order to avoid damage to façade and window seals. -Solution include algaecides, fungicides and phosphate-free detergents to extend life of cleaning and provide optimal results. -Locks and electrical elements to be protected during cleaning process. -Extra care/precaution to be taken with landscaping to protect	1.00	\$140.00	\$140.00

1,320.577,460

*Soft washing removes most mildew, dirt, and algae which accounts for 95% of roof discoloration in Florida. This process potentially expose mineral deposit stains that would require additional chemical treatment to remove. Please discuss any questions with your sales representative.

from damage.

- Some stains such as mud dauber resin, black streaks on gutters, mineral deposits and rust may have permanently stained surfaces.
- Flaking paint can come off with any amount of pressure. Loose or flaking paint will come off while cleaning.
- Customer is responsible to ensure windows are closed and latched prior to cleaning.

*Soft washing removes most mildew, dirt, and algae which accounts for 95% of roof discoloration in Florida. This process potentially expose mineral deposit stains that would require additional chemical treatment to remove. Please discuss any questions with your sales representative.

Soft Wash Ext Surfaces - 3 Exterior Walls of Fitness Center

1.00

\$216.00

\$216.00

- Exterior surfaces will be cleaned using professional 'Soft Wash' process in order to avoid damage to façade and window seals.
- Solution include algaecides, fungicides and phosphate-free detergents to extend life of cleaning and provide optimal results.
- Locks and electrical elements to be protected during cleaning process.
- Extra care/precaution to be taken with landscaping to protect from damage.
- Some stains such as mud dauber resin, black streaks on gutters, mineral deposits and rust may have permanently stained surfaces.
- Flaking paint can come off with any amount of pressure. Loose or flaking paint will come off while cleaning.
- Customer is responsible to ensure windows are closed and latched prior to cleaning.

*Soft washing removes most mildew, dirt, and algae which accounts for 95% of roof discoloration in Florida. This process potentially expose mineral deposit stains that would require additional chemical treatment to remove. Please discuss any questions with your sales representative.

Soft Wash Flat Surfaces - Balcony Tile Floor

1.00

\$75.00

\$75.00

Soft Wash flat surfaces as requested. Many stains due to automotive fluids, tree nuts, rust, and mineral deposits will not be removed completely with pressure washing. We will do our very best but make no guarantee that all stains will be removed.

Standard Windows Clean Exterior Only - Fitness Center Windows

45.00

\$5.00

\$225.00

- Service includes cleaning exterior glass to remove organic build-up.
- Cleaning tracks and sills is a separate service and is not included in this price
- Removal of paint, adhesives, calcium deposits, or construction debris from glass is an additional service.
- Customer Acknowledges the risk of using a scraper when cleaning glass and holds Krystal Klean harmless to use scrapers or razors for removal of build-up (if needed).
- Krystal Klean uses high quality, industry-standard razor blades and professional technique to reduce risk of glass scratches.
- Technicians will inspect window waterproofing joints and provide recommendations for repair or replacement if necessary.

Spot Treat Additional Curbing

1.00

\$175.00

\$175.00

Pressure Wash flat work as requested. Many stains due to automotive fluids, tree nuts, rust, and mineral deposits will not be removed completely with pressure washing. We will do our very best but make no guarantee that all stains will be removed.

Duval

7.50%

\$0.00

Total Before Tax:

\$2,119.00

CUSTOMER MESSAGE

Terms of payment: The total amount stated is due upon completion. Where applicable, credit cards will be charged for the total amount upon completion based on the credit card information provided in advance. All late payments (over 30 days) may bear interest at the highest rate permissible under Florida law calculated daily and compounded monthly. Customer shall also be responsible for paying all reasonable costs incurred in collecting any late payments, including, without limitation, attorneys' fees.

Total Tax:	\$0.00
Invoice Total:	\$2,119.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$2,119.00

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

January 30, 2023

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. 3169936
Client Matter No. 4123-1

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

1,310.513.315

Invoice No. 3169936
4123-1

Re: General Counsel

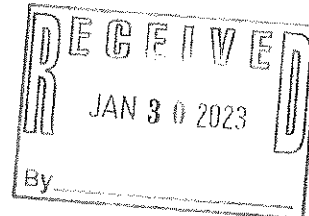
For Professional Legal Services Rendered

12/12/22	K. Buchanan	0.40	134.00	Review meeting minutes
12/15/22	K. Buchanan	0.50	167.50	Review agenda package
12/20/22	K. Buchanan	0.50	167.50	Prepare for and attend board meeting

TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED \$469.00

TOTAL CURRENT AMOUNT DUE \$469.00



PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT



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: 1/13/2023

Invoice # 12810117

Terms: At event

PO#

Customer name: Cypress Bluff CDD (e-Town)

Event type: Easter

Billing address: 10571 eTown Parkway, Jacksonville, FL 32256

Original contact person: Marcy Pollicino Wk: 527-1081 Call: 904-710-9348

E-mail/fax: mpollicino@vestapropertyservices.com

At event contacts with cell: Same

Event date: Saturday April 8th, 2023

Hours of event: 12:30 to 1:45pm

Hours of service: Same

Approximate set up time: Between: 12:00 noon

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

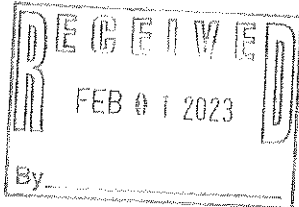
Notes:

SERVICES NEEDED:

*45 Minute Puppet Show Pirate Theme

Reg. Rate \$ 450.00 Your Cost \$ 395.00

Total Savings \$ 55.00



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, 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: 1-16-23

1,320,572.494



Invoice 21723

February 1, 2023

Bill To:

Cypress Bluff Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

Performance Information:

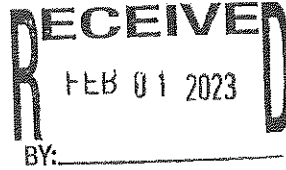
February 17, 2023, 6-8 pm, Valentine's Food Truck Friday at Recharge Etown

Amount Due:

\$300

Please make check payable to:

Robert LeMay
11362 Ringen Court
Jacksonville, FL 32256
715-923-1831



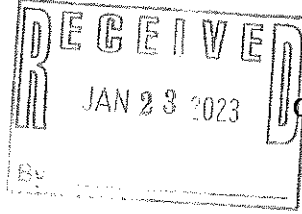
Thank you for choosing us for your entertainment!

Handwritten: 20,772.4911



Southeast Fitness Repair
 14476 Duval Place West #208
 Jacksonville, FL 32218

Invoice #101098
 Invoice Date: 1/17/2023



Account #100411
 Cypress Bluff Etown Amenity Center

Invoice

Billing Location Information

Billing Address	10571 Etown Pkwy Jacksonville, FL 32256	Billing Contact	Marcy Pollicino
		Main Number	(904) 422-5294
		Mobile Number	(904) 527-1081
		Email	Recharge@Etownjax.Com

Service Information

Services	Qty	Rate	Price
10571 E Town Pkwy, Jacksonville, FL 32256			
1/17/2023 PM: Quarterly Quarterly scheduled preventative maintenance	1.00 Ea	\$0.00 / 1 Ea	\$0.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Multi-Station	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: PM: Single-Station	1.00 Ea	\$5.00 / Ea	\$5.00
— Product: PM: Spin Bike, Rowing Machine	4.00 Ea	\$20.00 / Ea	\$80.00
— Product: PM: Treadmill	4.00 Ea	\$30.00 / Ea	\$120.00
— Product: Travel <60 miles w/t	1.00 Ea	\$90.00 / Ea	\$90.00
		Subtotal:	\$370.00
		Tax:	\$0.00
		Total:	\$370.00
		Amount Paid:	\$0.00
		Balance Due:	\$370.00

1,330.572.465

Payment is due within 30 days of invoice date.
 Thank you for your business!

Billing Receipt - Please Return With Payment Remittance

Bill To:	Marcy Pollicino 10571 Etown Pkwy Jacksonville, FL 32256	Account	[100411] Cypress Bluff Etown Amenity Center
		Invoice #	101098
		Date	Tuesday, January 17, 2023
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

**Payment is due within 30 days of invoice date.
Thank you for your payment!**



Maintenance Invoice

Invoice#: 9151

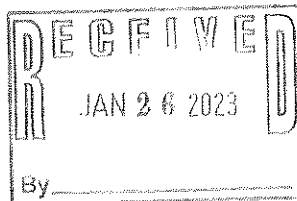
Date: 01/26/2023

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

For: E-Town Phase 2

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Service Call Tech called to property to check water issue. Determined h coming from the main water line not irrigation.				
Service Call	1.00	65.00	65.00	N
Labor	2.00	65.00	130.00	N



Code: 1.320.572.464

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

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

Amount Due

195.00

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

THANK YOU FOR YOUR BUSINESS!!

INVOICE



First Coast Foam Party LLC

Timothy Ellis

101 Markside ave Suite 404-154, ponte vedra, FL 32081

Phone: +1 904-834-1311; firstcoastfoamparty@gmail.com;

Website: www.Firstcoastfoamparty.com

Invoice No#: 2023-04-08-01

Invoice Date: Aug 18, 2022

Due Date: Aug 18, 2022



\$525.00

AMOUNT DUE

BILL TO

Cypress Bluff CDD

marcy Pollicino

10571 eTown Parkway, jacksonville, FL 32256, UNITED STATES

mpollicino@vestapropertyservices.com

Phone: +1 904-527-1081

SHIP TO

Cypress Bluff CDD

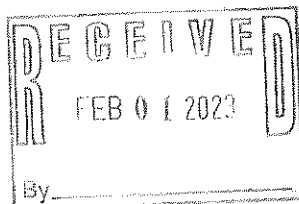
marcy Pollicino

10571 eTown Parkway, jacksonville, FL 32256, UNITED STATES

115

1.320 572.494

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	2 hour FOAM party Easter egg hunt 4/8/23 noon to 2pm	\$525.00	\$525.00



Subtotal \$525.00

Shipping \$0.00

TOTAL \$525.00 USD

NOTES TO CUSTOMER

Thank you for allowing us to party with you! The above party is going to be a one cannon, two hour event scattering a light layer of fun FOAM for kids to search for Easter eggs in.

TERMS AND CONDITIONS

Rules and Regulations: By hiring First Coast Foam Party LLC you understand that the following rules apply: Do not eat the foam, no running, no diving, no rough play, the foam can become slippery, if we see inappropriate behavior we will address the behavior and have the right to end the event for safety reasons. We can not be held responsible for your children's actions. The foam is hypo-allergenic, dye-free, biodegradable and safe for kids, pets, grass and pools. The main ingredient in the foam is Sodium Lauryl Sulfate. The color/glow can leave a residue on clothes that should wash out in a few washes but can stain clothing. By hiring First Coast Foam Party LLC you agree to hold First Coast Foam Party LLC, it's employees, agents or representatives harmless and indemnify them against any and all claims for property damage and/or personal injury claims.



Turner Pest Control LLC
 P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6796 • turnerpest.com

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

Service Slip/Invoice

INVOICE: 20586302
DATE: 1/17/2023
ORDER: 20586302

[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
1/17/2023	01:31 PM	ANTS, ROACH, WASP		01:31 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/17/2023		02:11 PM

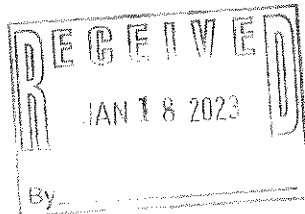
Service	Description	Price
---------	-------------	-------

CPCM Commercial Pest Control - Monthly Service

\$132.00

SUBTOTAL \$132.00
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$132.00

AMOUNT DUE \$132.00



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Turner Pest Control LLC is an Equal Opportunity Employer. We do not discriminate on the basis of race, sex, religion, age, or national origin in our hiring, promotion, or other personnel practices. We are an affirmative action employer.

Turner Pest Control LLC is an Equal Opportunity Employer. We do not discriminate on the basis of race, sex, religion, age, or national origin in our hiring, promotion, or other personnel practices. We are an affirmative action employer.

PLEASE PAY FROM THIS INVOICE



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-6308 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

Turner Pest Control LLC
 P.O. Box 952503
 Atlanta, GA 31192-2503
 904-355-6300

Service Slip/Invoice

INVOICE: 20586303
DATE: 1/26/2023
ORDER: 20586303

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

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

Work Date	Time	Forest Pest	Technician	Time In
1/26/2023	09:27 AM	FIRE ANT		09:27 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/26/2023		09:56 AM

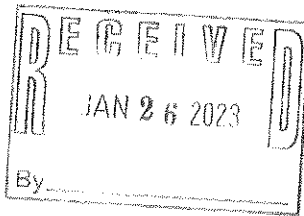
Service	Description	Price
---------	-------------	-------

LANDOFA

TURNERGREEN - GUARANTEED FIRE ANT CONTROL

\$132.00

SUBTOTAL \$132.00
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$132.00



AMOUNT DUE \$132.00

1,320.572.470

By: _____ Date: _____
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-6308 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

PLEASE PAY FROM THIS INVOICE

Vesta

Invoice

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

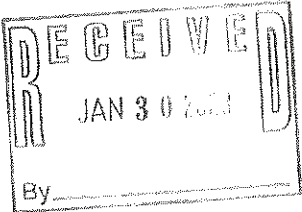
Invoice # 406709
Date 2/1/2023
Terms
Due Date 2/28/2023
Memo Monthly Fees

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

#37

Amenity Manager	1,320	572	1,520	1	9,125.40	9,125.40
Facility Attendant			451	1	6,029.36	6,029.36
Pool Maintenance			468	1	822.95	822.95
Janitorial	462			1	902.33	902.33
Maintenance	466			1	1,730.45	1,730.45
Pool Chemicals	468	10		1	1,156.25	1,156.25

Total \$19,766.74



1,320.572.1,520

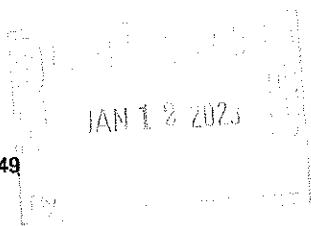


W.B.MASON CO., INC.
59 Centre St
Brockton, MA 02301

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

Invoice Number	235449878
Customer Number	C2943565
Invoice Date	01/10/2023
Due Date	02/09/2023
Order Date	01/09/2023
Order Number	S131073161
Order Method	WEB

CYPRESS BLUFF CFF
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649



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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
NWLLEPFGL	LATEX EXAM POWDER FREE GLOVES LARGE	2	BX	8.99	17.98

SUBTOTAL: 17.98
 TAX & BOTTLE DEPOSITS TOTAL: 0.00
 ORDER TOTAL: 17.98
 Total Due: 17.98

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

Remittance Section	
Customer Number	C2943565
Invoice Number	235449878
Invoice Date	01/10/2023
Terms	Net 30
Total Due	17.98

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

CYPRESS BLUFF CFF
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

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

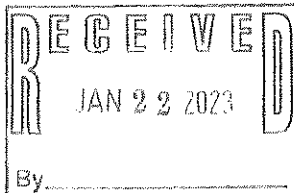
⑆29435652354498782354498780000000017989



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

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

Invoice Number	235678215
Customer Number	C2943565
Invoice Date	01/19/2023
Due Date	02/18/2023
Order Date	01/09/2023
Order Number	S131073161
Order Method	WEB



CYPRESS BLUFF CFF
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
KCC54015	X60 CLOTHS, 16.6" X 12 1/2", 252/CARTON	2	CT	38.48	72.96

1,330.572.465

SUBTOTAL:	72.96
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	72.96
Total Due:	72.96

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

Remittance Section	
Customer Number	C2943565
Invoice Number	235678215
Invoice Date	01/19/2023
Terms	Net 30
Total Due	72.96

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

CYPRESS BLUFF CFF
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

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

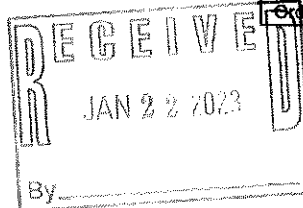
⑆29435652356782152356782150000000072966



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

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

Invoice Number	235678270
Customer Number	C2943565
Invoice Date	01/19/2023
Due Date	02/18/2023
Order Date	01/09/2023
Order Number	S131054869
Order Method	WEB



CYPRESS BLUFF CFF
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
NWLLPEFGXL	LATEX EXAM POWDER FREE GLOVES XL	1	BX	8.99	8.99

SUBTOTAL: 8.99
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 8.99
Total Due: 8.99

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

Remittance Section	
Customer Number	C2943565
Invoice Number	235678270
Invoice Date	01/19/2023
Terms	Net 30
Total Due	8.99

CYPRESS BLUFF CFF
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

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

C29435652356782702356782700000000008999

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

RECEIVED
FEB 06 2023
BY: _____

Invoice

DATE	INVOICE #
2/5/2023	130050

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

RECEIVED
FEB 06 2023
BY: _____

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

ACCOUNT #
822

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00
	<i>1.3205-11.1111</i>		

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

fastsigns.com/299

Completed Date: 1/16/2023

Payment Terms: Net 30

Payment Due Date: 2/15/2023

Created Date: 1/9/2023

DESCRIPTION: Boulevard Banner - Welcome Center (3) - ETown

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

Installed: Cypress Bluff Community Development
Marcy Pollicino
3 Locations In
eTown Parkway Area
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	2	\$266.75	\$0.00	\$533.50
1.1	Premium 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 82687 - One banner is in reserve from Order 82687, we will produce two banners on this new order and will install all (3).				
2	Installation of (3) Total Boulevard Banners onto existing hardware	1	\$387.50	\$0.00	\$387.50
2.1	IN HOUSE INSTALLATION - Part Qty: 1 Text: eTown Parkway Area (1) In Front of Welcome Center (1) Across from Gate Gas Station (1) Traffic Circle by the Fire Station				

***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.

***This is a Retail Sale Plus Installation Contract. You agree to assume title to

Subtotal:	\$921.00
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$921.00
Amount Paid:	\$0.00
BALANCE DUE:	\$921.00

1,320.576,460

Generated On: 1/17/2023 6:59 PM

RECEIVED
FEB 08 2023
BY: _____

RECEIVED
FEB 06 2023
BY: _____

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.

Thank you for your business.
This FASTSIGNS location is independently owned and operated.

INVOICE

Girly-Girl Partea' Inc
245 Ashby Landing Way, St Augustine, FL
32086, UNITED STATES
Tax ID: 26-3162426
girlygirlpartea@gmail.com; Website:
www.girlygirlparteas.com

Invoice No#: 1423
Invoice Date: Feb 2, 2023
Due Date: Feb 2, 2023

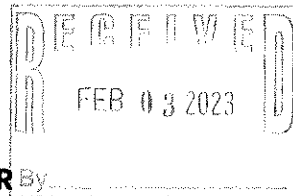
\$500.00
AMOUNT DUE

BILL TO
Cypress Bluff CDD
mpollicino@vestapropertyservices.com

SHIP TO
Cypress Bluff CDD

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Mermaid & Pirate, Saturday, Apr 8 · 12–2 PM at 10571 E-Town Pkwy Jacksonville, FL 32256, USA \$400 2 characters for 2 hours \$100 Mermaid assistant	\$500.00	\$500.00

Subtotal \$500.00
Shipping \$0.00
TOTAL \$500.00 USD



NOTES TO CUSTOMER

Kindly note, there is a 5% service fee for using Paypal's services. If you wish to avoid this fee, you may mail a check made payable to Girly-Girl Parteas to 245 Ashby Landing Way St Augustine FL 32086. Please note, payment MUST be received 7 days PRIOR to your party/event date.

If applicable, mileage is calculated based on \$0.75 per mile outside our 15 mile radius. We are based in St. Augustine, FL. For details please read a full copy of the agreed to terms and conditions (including our Travel Policy) at <https://www.girlygirlparteas.com/terms-conditions/>

Please let us know if you have any questions or concerns. Thank you for choosing Girly-Girl Partea's! We look forward to making your day SPECTACULAR!

TERMS AND CONDITIONS

Customer agrees to hold and keep harmless Girly-Girl Partea's, its agents and employees for any and all property damages and/or bodily injury damage caused by the customer's guests, or other persons attending the party. Customer agrees not to hold Girly-Girl Partea's responsible for inclement weather, pandemic or other Acts of God that may cause the cancellation of the party. Should something of this nature cause the cancellation of the party, Girly-Girl Partea's

shall apply any remaining monies due to another party date and location that is mutually agreeable to both parties.

You, as the client, assume all liability and responsibility for allergic reactions or any other medical reaction stemming from the menu, wearing of costumes, skin products, make-up, or any activity taking place before, during or after the party. Spa services are not performed by licensed cosmetologists and are for entertainment purposes only. Prices are subject to change without notice. Gratuity is greatly appreciated with all party packages and is automatically added in the amount of 15% to parties of \$1,000 or more.

LATE BOOKING: Parties/Princess Visits scheduled within 7 days of the party date will be subject to a fee of \$50 for parties and \$25 for princess visits due to last minute preparations.

ATTENDANCE: Though some guests may not show up even if they RSVP, you will be charged for the final guest count you confirmed prior to the party.

RETURNED PAYMENT: There will be a \$40 fee for any returned payment.

Governmental Management Services, LLC

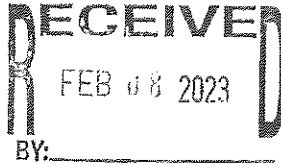
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 70
Invoice Date: 2/1/23
Due Date: 2/1/23
Case:
P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - February 2023	1,310.513,340 ✓	4,095.00	4,095.00
Website Administration - February 2023	521 ✓	104.17	104.17
Information Technology - February 2023	352 ✓	208.33	208.33
Dissemination Agent Services - February 2023	313 ✓	500.00	500.00
Office Supplies	510 ✓	0.42	0.42
Postage	420 ✓	7.98	7.98
Copies	425 ✓	73.05	73.05
Telephone	410 ✓	4.17	4.17
PeopleVine	340 ✓	750.00	750.00
Total			\$5,743.12
Payments/Credits			\$0.00
Balance Due			\$5,743.12

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*

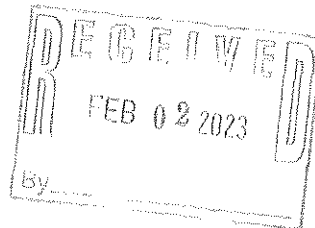
Invoice No. 23520
Date 02/02/2023

SERVICE	AMOUNT
Project: Audit - FYE September 30, 2022	\$ <u>4,000.00</u>
Subtotal:	<u>4,000.00</u>
Total	4,000.00
Current Amount Due	\$ <u>4,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,000.00	0.00	0.00	0.00	0.00	4,000.00

Payment due upon receipt.

1,310,513.314





Maintenance Invoice

Invoice#: 9311

Date: 02/03/2023

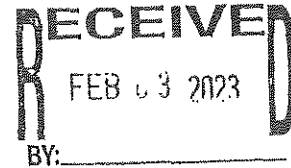
Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Phase 1

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
February Landscape Maintenance	1.00	6,027.00	6,027.00	N

1,320,572.464



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

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

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

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 9312

Date: 02/03/2023

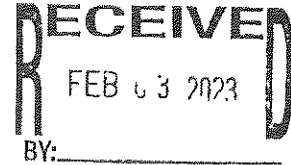
Billed To: Cypress Bluff CDD 2
GMS
475 West Town Place Ste 114
St. Augustine FL 32092

For: E-Town Phase 2

For requests and inquiries please contact service@sunstatenursery.com

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

1,320,572.464



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

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

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

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 9317

Date: 02/03/2023

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

For: E-Town Interchange East

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
February landscape Maintenance	1.00	4,160.00	4,160.00	N

1,320,572.464

RECEIVED
FEB 03 2023
BY: _____

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#: 9341

Date: 02/03/2023

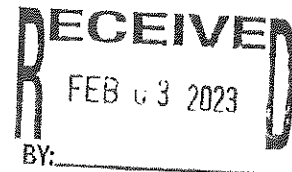
Billed To: Cypress Bluff CDD/E-Town Recharge Center
11003 E-Town Parkway
Jacksonville FL 32256

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

For requests and inquiries please contact service@sunstatenursery.com

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

1,320.572.464



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

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

Amount Due

3,320.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 9368

Date: 02/06/2023

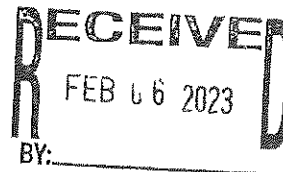
Billed To: Cypress Bluff CDD/E-Town Recharge Center
11003 E-Town Parkway
Jacksonville FL 32256

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

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Removed two large broken, fallen hangers in 96 Medjool/Sylvester Palm Trees	1.00	3,705.00	3,705.00	N

1,320.572.464



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

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

Amount Due

3,705.00

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

THANK YOU FOR YOUR BUSINESS!!

Invoice

Invoice Number
22-45179

Invoice Date
9/27/22

Page
1

Security Engineering And Designs, Inc.
3139 Waller Street
Jacksonville, FL 32254

Voice: 904-371-4931

Fax:

Sold To:

E-TOWN RECHARGE
10571 CYPRESS E-TOWN PKWY.
JACKSONVILLE, FL 32256

Site Address:

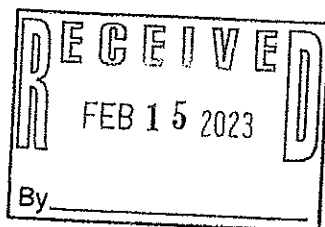
E-TOWN RECHARGE
10571 CYPRESS E-TOWN PKWY.
JACKSONVILLE, FL 32256

Customer ID: E-TOWN RECHARGE

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days		10/7/22

Description	Amount
(500) SMART KEYS FOR VIZPIN ACCESS CONTROL	996.44
(50) FOBS	2,000.00

88 Ⓟ
1,320.572.467



Service Department: 371-4931
Monitoring Center: 800-318-9486
Installation: 371-4931

Please include invoice number on payment

22-45179

Subtotal	2,996.44
Sales Tax	
Total Invoice Amount	2,996.44
Payment Received	0.00
TOTAL	2,996.44

Grau and Associates

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

Phone: 561-994-9299

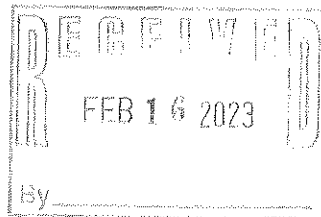
Fax: 561-994-5823

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

Invoice No. 23641
Date 02/16/2023

1,310,513.316

SERVICE	AMOUNT
Project: Arbitrage - Series 2019 FYE 1/31/23	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,600.00	0.00	0.00	0.00	0.00	4,600.00

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

February 16, 2023

Date

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

1,310,573.480

Serial # <u>23-00954D</u>	PO/File # _____	<u>\$99.88</u>
Notice Meeting of the Board of Supervisors		Payment Due
_____		<u>\$99.88</u>
Cypress Bluff Community Development District		Publication Fee
_____		_____
Case Number _____		Amount Paid
Publication Dates <u>2/16</u>		
County <u>Duval</u>		

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference **Serial # 23-00954D** on your check or remittance advice.

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

RECEIVED
FEB 16 2023
BY: _____

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.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, February 28, 2023 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

Feb. 16 00 (23-00954D)



Prince Pele's Polynesian Revue
Hula-Show.com

(904) 699-3472

\$ INVOICE \$

February 21, 2023

INVOICE NO: 90323 DEPOSIT

PAYEE:

PRINCE PELE'S POLYNESIAN REVUE
Blesila Fuata
1132 Hyacinth St.
St. Augustine, FL 32092

FEDERAL EMPLOYER ID NUMBER: 59-6587125

TYPE OF SERVICE: Entertainment for eTown Community

FEE FOR SERVICES RENDERED: \$ 1,850.00 (includes TENT)

DEPOSIT \$ 925.00 (Due by March 14, 2023)

DATE OF SERVICE (to be) PERFORM (ed): Sunday, September 03, 2023

1.320.572.494

RECEIVED
FEB 21 2023
BY: _____



Maintenance Invoice

Invoice#: 9464

Date: 02/21/2023

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

For: E-Town Phase 1

6320.572.16110

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Repairs Made From Sign Being Put In				
6" RB Popup	3.00	10.17	30.50	N
1" Slipfix	1.00	1.68	1.68	N
1" Coupling	1.00	1.71	1.71	N
1" ELL	2.00	2.16	4.32	N
Nozzles	3.00	3.01	9.03	N
Labor	3.00	65.00	195.00	N
Service Charge	1.00	65.00	65.00	N

RECEIVED
 FEB 21 2023
 BY: _____

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

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

Amount Due	307.24
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If you have any questions concerning this invoice,
 please contact Sheri Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 9469

Date: 02/21/2023

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

For: E-Town Phase 1

1,320.572,464

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs Made During Inspection on 1/20/23				
Hunter Rotor PGP	1.00	31.38	31.38	N
6" RB	3.00	10.17	30.50	N
12" RB 1812	1.00	21.14	21.14	N
Nozzles	5.00	3.01	15.05	N
Labor	1.00	65.00	65.00	N

RECEIVED
FEB 21 2023
BY: _____

RECEIVED
FEB 21 2023
BY: _____

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

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

Amount Due	163.07
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If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



BNY MELLON

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

INVOICE

000078 XBFRSDD1 000000

Government Management Services, LLC.
ATTN: Jim Perry
475 West Town Place
Suite 114
World Golf Village
St. Augustine, FL 32092

Invoice Number: 252-2529291
Account Number: CYPBLUFF2019
Invoice Date: 08-Feb-23
Cycle Date: 01-Feb-23
Administrator: Thomas Radicioni
Phone Number: (904) 645-1985
Currency: USD

1,310,513.312

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

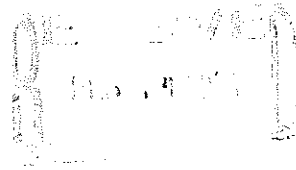
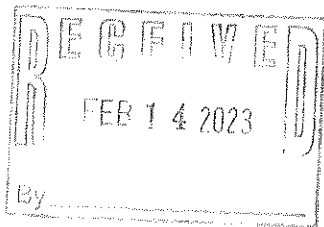
	Quantity	Rate	Proration	Subtotal	Total
Flat					
Construction Fund Fee					2,000.00
For the period: February 01, 2023 to January 31, 2024					
Trustee Fee					4,000.00
For the period: February 01, 2023 to January 31, 2024					
Variables					
Disbursements Fee					25.00
For the period: February 01, 2022 to January 31, 2023					
Fec	1.00	@ 25.00		25.00	

Invoice Total: 6,025.00
 Satisfied To Date: 0.00
 Balance Due: 6,025.00

Terms: 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 90071

Check Payment Instructions:
The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

Wire and ACH Payment Instructions:
The Bank of New York Mellon
ABA Number: 021000018
Account Number: 8901245259
Account Name: BNY Mellon - Fee Billing Wire Fees
Please reference Invoice Number: 252-2529291



S 000078 XBFRSDD1 000086



SE 2019 Trustee fees

FY 23 2/1/23 - 9/30/23 = 8/12 x 6,000 = \$4,000 → 1. 310. 513. 312

FY 24 10/1/23 - 1/31/24 = 4/12 x 6,000 = \$2,000 → 1. 300. 155. 100

Disbursements fee \$25 → 1 310 513 312

Billing Stub

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

Invoice Number:	252-2529291
Account Number:	CYPBLUFF2019
Invoice Date:	08-Feb-23
Cycle Date:	01-Feb-23
Administrator:	Thomas Radicioni
Phone Number:	(904) 645-1985
Amount:	6,025.00 USD

E
000076 XBFRSDD1 000087

0000006488132529252929100000000000006025007