

*Cypress Bluff  
Community Development District*

*July 25, 2023*

# *AGENDA*

**Cypress Bluff  
Community Development District**

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.CypressBluffCDD.com](http://www.CypressBluffCDD.com)

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July 18, 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, July 25, 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 May 23, 2023 Board of Supervisors Meeting
- IV. Public Hearing for the Purpose of Adopting the Fiscal Year 2024 Budget
  - A. Consideration of Resolution 2023-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024
  - B. Consideration of Resolution 2023-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024
- V. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    1. Report on the Number of Registered Voters (1,867)
    2. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2024
  - D. General Manager - Report

VI. Financial Reports

A. Financial Statements as of June 30, 2023

B. Check Register

VII. Other Business

VIII. Supervisor's Requests and Audience Comments

IX. Next Scheduled Meeting – August 22, 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, May 23, 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
John Hewins	Supervisor
Will Cellar	Supervisor
Chris Price	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the May 23, 2023 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order at 1:30 p.m. 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 March 28, 2023  
Board of Supervisors Meeting**

Mr. Perry noted there is one change to a motion box on page two that will be included in the final version.

On MOTION by Mr. Hewins seconded by Mr. Ray with all in favor the minutes of the March 28, 2023 meeting were approved as revised.
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**FOURTH ORDER OF BUSINESS**

**Acceptance of the Draft Audit Report for Fiscal Year 2022**

Mr. Perry informed the Board that the auditor’s provided a clean opinion and there is nothing of note to report.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor the Fiscal Year 2022 audit report was accepted.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption**

Mr. Perry noted the public hearing is scheduled for July 25, 2023 at 1:30 p.m. and provided an overview of the changes from the previous year’s budget, noting there is no change in assessments proposed. A cost share agreement for landscaping was discussed, costs for which will be added to the budget if the matter can be resolved in the next few months.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor Resolution 2023-05, approving a proposed budget for Fiscal Year 2024 and setting a public hearing for July 25, 2023 at 1:30 p.m. was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being nothing to report, the next item followed.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

There being nothing to report, the next item followed.

**D. General Manager – Report**

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

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of April 30, 2023**

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

**B. Check Register**

Mr. Perry noted the check register totals \$77,731.

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

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meetings – June 27, 2023 at 1:30 p.m. at the eTown Welcome Center**

It was noted the June meeting may be canceled if the agenda is light.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



*FOURTH ORDER OF BUSINESS*

# ***Cypress Bluff***

Community Development District

**Approved Budget FY 2024**



# Cypress Bluff

## Community Development District

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**Cypress Bluff**  
**Community Development District**  
**General Fund**  
**Operating Budget**

Description	Adopted Budget FY 2023	Actuals as of 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
<b>Revenues</b>					
Assessments	\$ 907,175	\$ 910,227	\$ -	\$ 910,227	\$ 910,227
Intererst SBA	\$ 1,000	\$ 9,115	\$ 1,500	\$ 10,615	\$ 5,000
Other Revenues (Event Fees)	\$ 20,000	\$ 14,876	\$ 4,124	\$ 19,000	\$ 20,000
Carry Forward Surplus	\$ 30,715	\$ 70,715	\$ -	\$ 70,715	\$ 192,092
<b>Total Revenues</b>	<b>\$ 958,890</b>	<b>\$ 1,004,932</b>	<b>\$ 5,624</b>	<b>\$ 1,010,557</b>	<b>\$ 1,127,318</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,000	\$ 8,000	\$ 12,000
FICA Expense	\$ 918	\$ 321	\$ 230	\$ 551	\$ 918
Engineering	\$ 5,000	\$ 2,376	\$ 2,625	\$ 5,000	\$ 5,000
Arbitrage	\$ 2,400	\$ 1,200	\$ 1,200	\$ 2,400	\$ 2,400
Dissemination Agent	\$ 6,000	\$ 4,900	\$ 1,500	\$ 6,400	\$ 7,160
Attorney	\$ 15,000	\$ 6,664	\$ 8,336	\$ 15,000	\$ 15,000
Annual Audit	\$ 8,000	\$ 6,200	\$ -	\$ 6,200	\$ 6,600
Assessment Roll	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ 10,600
Trustee Fees	\$ 19,000	\$ 19,685	\$ -	\$ 19,685	\$ 20,000
Management Fees	\$ 49,140	\$ 36,855	\$ 12,285	\$ 49,140	\$ 52,088
Information Technology	\$ 2,500	\$ 1,875	\$ 625	\$ 2,500	\$ 2,650
Website Maintenance	\$ 1,250	\$ 938	\$ 313	\$ 1,250	\$ 1,325
Telephone	\$ 500	\$ 37	\$ 463	\$ 500	\$ 500
Postage	\$ 1,500	\$ 1,007	\$ 493	\$ 1,500	\$ 1,500
Printing & Binding	\$ 2,500	\$ 983	\$ 1,517	\$ 2,500	\$ 2,500
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 6,586
Legal Advertising	\$ 2,500	\$ 1,077	\$ 1,423	\$ 2,500	\$ 2,500
Other Current Charges	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 1,000
Office Supplies	\$ 600	\$ 117	\$ 483	\$ 600	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 146,667</b>	<b>\$ 105,398</b>	<b>\$ 34,991</b>	<b>\$ 140,388</b>	<b>\$ 151,102</b>

**Grounds Maintenance**

Lake Maintenance	\$ 2,000	\$ 870	\$ 300	\$ 1,170	\$ 1,500
Landscape Maintenance	\$ 332,604	\$ 250,837	\$ 81,767	\$ 332,604	\$ 410,604

**Cypress Bluff**  
**Community Development District**  
**General Fund**  
**Operating Budget**

Description	Adopted Budget FY 2023	Actuals as of 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
Landscape Contingency	\$ 7,000	\$ 10,998	\$ 2,002	\$ 13,000	\$ 13,000
Pump Maintenance	\$ 3,550	\$ -	\$ 1,775	\$ 1,775	\$ 3,550
Water & Sewer	\$ 45,000	\$ 22,121	\$ 7,500	\$ 29,621	\$ 35,000
Irrigation Repairs	\$ 3,000	\$ 8,426	\$ 1,574	\$ 10,000	\$ 7,500
Landscape Reserves	\$ 7,500	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 2,400	\$ 1,416	\$ 984	\$ 2,400	\$ 2,400
Environmental Permit/Monitoring	\$ -	\$ 12,750	\$ 4,500	\$ 17,250	\$ 20,000
Other Repairs and Maintenance	\$ 3,000	\$ -	\$ 500	\$ 500	\$ 3,000
<b>Total Grounds Maintenance</b>	<b>\$ 406,054</b>	<b>\$ 307,418</b>	<b>\$ 100,902</b>	<b>\$ 408,320</b>	<b>\$ 496,554</b>

Amenity

Insurance	\$ 38,654	\$ 35,529	\$ -	\$ 35,529	\$ 53,294
Amenity Manager (VESTA)	\$ 109,505	\$ 82,129	\$ 27,375	\$ 109,504	\$ 109,505
Pool Maintenance (VESTA)	\$ 9,875	\$ 7,407	\$ 2,469	\$ 9,876	\$ 9,875
Pool Chemicals (VESTA)	\$ 13,875	\$ 10,406	\$ 3,468	\$ 13,874	\$ 13,875
Facility Attendant (VESTA)	\$ 72,352	\$ 54,264	\$ 18,087	\$ 72,351	\$ 72,352
Janitorial Services (VESTA)	\$ 10,828	\$ 8,121	\$ 2,706	\$ 10,827	\$ 10,828
Refuse	\$ 1,547	\$ 1,288	\$ 450	\$ 1,738	\$ 1,800
Security and Gate Maintenance	\$ 4,000	\$ 4,436	\$ 540	\$ 4,976	\$ 5,500
Facility Maintenance (VESTA)	\$ 20,765	\$ 15,574	\$ 5,190	\$ 20,764	\$ 20,765
Elevator Maintenance	\$ 3,000	\$ 4,012	\$ 850	\$ 4,862	\$ 5,000
Electric	\$ 20,400	\$ 19,082	\$ 6,600	\$ 25,682	\$ 30,000
Cable and Internet	\$ 10,500	\$ 8,508	\$ 2,992	\$ 11,500	\$ 12,000
Licenses and Permits	\$ 1,000	\$ 333	\$ -	\$ 333	\$ 1,000
Repairs & Maintenance	\$ 20,000	\$ 20,539	\$ 9,461	\$ 30,000	\$ 33,000
Special Events	\$ 15,000	\$ 22,973	\$ 9,027	\$ 32,000	\$ 32,000
Holiday Decorations	\$ 1,500	\$ 704	\$ 250	\$ 954	\$ 1,500
Fitness Center R&M	\$ 10,000	\$ 6,454	\$ 3,046	\$ 9,500	\$ 10,000
Fitness Equipment Rentals	\$ 25,368	\$ 19,026	\$ 6,342	\$ 25,368	\$ 25,368
Reserve for Amenities	\$ 15,000	\$ 21,966	\$ -	\$ 21,966	\$ 20,000
Mobile Application	\$ -	\$ 6,000	\$ 2,250	\$ 8,250	\$ 9,000
Other Current Charges	\$ 3,000	\$ -	\$ 1,000	\$ 1,000	\$ 3,000
<b>Total Amenity</b>	<b>\$ 406,169</b>	<b>\$ 348,753</b>	<b>\$ 102,102</b>	<b>\$ 450,855</b>	<b>\$ 479,662</b>

**Cypress Bluff**  
**Community Development District**  
**General Fund**  
**Operating Budget**

Description	Adopted Budget FY 2023	Actuals as of 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
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<b>Total Expenditures</b>	<b>\$ 958,890</b>	<b>\$ 761,568</b>	<b>\$ 237,995</b>	<b>\$ 999,563</b>	<b>\$ 1,127,318</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 243,364</b>	<b>\$ (232,371)</b>	<b>\$ 10,993</b>	<b>\$ -</b>
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Assessments per unit for FY 2024

Development Type	Number of Units	Assessments Per Category	Assessments Per Unit (net)	Assessments Per Unit (gross) (1)
Active Adult	519	\$168,675	\$325.00	\$351.35
Residential	1,477	\$738,500	\$500.00	\$540.54
<b>Total Residential</b>	<b>1,996</b>	<b>\$910,227</b>		

(1) Includes provision for the early payment discount of 4% and Duval County collection costs of 3.5%.

**Cypress Bluff**  
**Community Development District**  
General Fund Budget  
FY 2024

**REVENUES:**

**Assessments**

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year. The assessment may either be invoiced directly to the property owner or placed on the Duval County Tax Roll.

**Interest SBA**

The District will have all excess funds transferred to the Local Government Surplus Funds Trust fund (Florida PRIME) with State Board of Administration (SBA). The amount is based upon the estimated average balance of funds available during the fiscal year.

**Other Revenues**

Income received from resident rental of Rooftop patio, amenity access fobs, fitness class, etc.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees & FICA Expense**

Supervisors by Florida statutes are eligible for compensation if elected at \$200/meeting. The costs are reflective of anticipated compensation plus FICA matching.

**Engineering Fees**

The District's engineer, England-Thims & Miller, Inc will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2019, 2020, 2020A and 2021 Special Assessment Revenue Bonds.

**Dissemination**

The District has contracted with GMS, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Attorney**

The District's legal counsel, Kutak Rock LLP will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Grau and Associates currently serves as the District's Independent Auditor.

**Assessment Roll**

The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with Duval County while unplatted assessments maybe collected directly by District and/or by County Tax Collector.

# **Cypress Bluff**

## **Community Development District**

General Fund Budget  
FY 2024

### **Trustee Fees**

The Trustee at The Bank of New York Mellon administers the District's Series 2019, 2020, 2020A, and 2021 Special Assessment Revenue Bonds. The amount represents the annual fee for the administration of the District's bond issue.

### **Management Fees**

The District receives management, accounting and administrative services as part of a management agreement with Governmental Management Services, LLC ("GMS"). These services are further outlined in Exhibit "A" of the Management Agreement with GMS.

### **Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

### **Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

### **Telephone**

Telephone conference costs for District meetings, workshops and committee meetings.

### **Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

### **Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

### **Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

### **Other Current Charges**

Estimated bank charges and any other miscellaneous expenses that incurred during the year.

### **Office Supplies**

Miscellaneous office supplies.

### **Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

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### **Grounds Maintenance:**

#### **Pond Maintenance (Water Quality)**

Estimated costs to maintain ponds in the District.



# Cypress Bluff

## Community Development District

### General Fund Budget FY 2024

#### Landscape Maintenance

The District has contracted with Sun State Nursery & Landscaping Estimated costs related to maintain the common areas of the District.

Vendor	Description	Monthly	Annual
Sun State Nursery & Landscaping	Landscape Maintenance Ph1	\$7,440	\$89,285
	Landscape Maintenance Ph2	\$17,542	\$210,509
	E-Town Recharge Center	\$4,099	\$49,183
	E-Town Interchange East	\$5,136	\$61,627
<b>Total</b>		<b>\$ 34,217</b>	<b>\$410,604</b>

#### Landscape Contingency

Estimated costs for other landscape maintenance incurred by the District.

#### Pump Maintenance

Estimated costs related to maintain the irrigation pumps in the District.

#### Water/Sewer

Estimated costs for irrigation by the district for water, sewer and irrigation billed by JEA.

Account#	Location	Monthly	Annual
Fire Sprinkler 1	10571 E-Town PY	\$48	\$571
P405621600	11399 Square ST Apt IR01	\$1,212	\$14,542
88781372 -Water	10571 E-Town PY	\$74	\$893
88634656	10571 E-Town PY	\$1,393	\$16,720
88781372 -Sewer	10571 E-Town PY	\$828	\$9,939
	Contingency	\$195	\$2,335
<b>Total</b>		<b>\$3,750</b>	<b>\$45,000</b>

#### Irrigation Repairs

Estimated miscellaneous irrigation maintenance and repair costs.

#### Landscape Reserves

For additional landscape services and possible storm cleanup.

#### Pest Control

The estimated costs for Turner 's Pest Control to provide monthly pest control services.

Vendor	Description	Monthly	Annual
Turner Pest Control	Pest Control	\$200	\$2,400
<b>Total</b>			<b>\$2,400</b>

#### Environmental Permit/Monitoring

An Environmental Resource Permit (ERP) is required for development or construction activities to reduce increased flooding, protect the water quality of Florida's lakes and streams from stormwater pollution, and protect wetlands and other surface waters.

**Cypress Bluff**  
**Community Development District**  
General Fund Budget  
FY 2024

**Other Repairs and Maintenance**

Estimated costs for other repairs and maintenance incurred by the district.

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**Amenity:**

**Insurance**

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

**Amenity Manager**

The District contracted with Vesta Property Services to provide management services for the Amenity Center.

**Pool Maintenance**

The District has contracted with Vesta to maintain the Amenity swimming pools.

**Pool Chemicals**

The District has contracted with Vesta for purchase and delivery of pool chemicals for the maintenance of the Amenity Center swimming pools.

**Facility Attendant**

The District has contracted with Vesta to provide community facility staff for the amenity center to greet patrons, providing facility tours, issuance of access cards and policy enforcement.

**Janitorial Services**

The District utilizes the services of Vesta Property Services to provide janitorial services.

**Refuse**

This item includes Waste Pro Management picking up trash from the receptacles at the Amenity Center.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Waste Pro	Refuse	\$150	\$1,800
<b>Total</b>			<b>\$1,800</b>

**Security and Gate Maintenance**

Estimated maintenance costs of the security cameras and gate.

**Facility Maintenance**

The District utilizes the services of Vesta Property Services to provide maintenance and repairs necessary for upkeep of the Amenity Center and common grounds area.

**Elevator Maintenance**

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Center elevator.

# Cypress Bluff

## Community Development District

### General Fund Budget

#### FY 2024

**Electric**

JEA provides for electric services for the District. The cost of electric associated with the Recreation Facilities:

Account#	Location	Monthly	Annual
22970659	10923 E-Town PY Apt IR01	\$13	\$156
23679519	11145 E-Town PY Apt IR01	\$180	\$2,160
24059037	11399 Square St Apt IR02	\$16	\$192
22972246	10505 E-Town PY Apt IR01	\$16	\$192
21277318	10571 E-Town PY	\$955	\$11,460
23408499	11399 Square St Apt IR03	\$1,70	\$15,240
	Contingency	\$50	\$600
<b>Total</b>		<b>\$2500</b>	<b>\$30,00</b>

**Cable and Internet**

The District has contracted with Comcast for cable and internet in the Amenity Center.

Account#	Location	Monthly	Annual
8495741213305280	10571 E-Town Pkwy (Fitness)	\$605	\$7,260
8495741213305083	10571 E-Town Pkwy (Outdoor)	\$395	\$4,740
<b>Total</b>		<b>\$1,000</b>	<b>\$12,000</b>

**License and Permits**

Represents license fees for the amenity center and permit fees paid to the Florida Department of Health in St. Johns County for the swimming pools.

**Repair and Replacements**

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

**Special Events**

Represents estimated costs for the District to host special events for the community through the Fiscal Year.

**Holiday Decorations**

Represents estimated costs for the District to decorate the Amenity center for the holidays.

**Fitness Center R&M**

Estimated costs to provide maintenance and repairs necessary for upkeep of the Amenity Fitness Center.

**Fitness Equipment Rentals**

The District has contracted with Macrolease to rent fitness equipment

Vendor	Description	Monthly	Annual
Macrolease	Fitness equipment Rental	\$2,114	\$25,368
<b>Total</b>			<b>\$25,368</b>

**Cypress Bluff**  
**Community Development District**  
General Fund Budget  
FY 2024

**Reserve for Amenities**

Establishment of general reserve to fund future replacement.

**Mobile Application**

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District.

**Other Current Charges**

Represents miscellaneous costs incurred by the District.

**Cypress Bluff**  
**Community Development District**  
**Series 2019 Debt Service Fund**

Description	Adopted Budget FY 2023	Actuals as of 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
<b>Revenues</b>					
Special Assessments	\$ 725,131	\$ 727,221	\$ -	\$ 727,221	\$ 727,221
Interest Income	\$ 700	\$ 21,444	\$ 2,500	\$ 23,944	\$ 5,000
Carry Forward Surplus	\$ 270,060	\$ 279,756	\$ -	\$ 279,756	\$ 300,578
<b>Total Revenues</b>	<b>\$ 995,891</b>	<b>\$ 1,028,421</b>	<b>\$ 2,500</b>	<b>\$ 1,030,921</b>	<b>\$ 1,032,799</b>
<b>Expenditures</b>					
<i>Series 2019</i>					
Interest Expense 11/1	\$ 256,102	\$ 255,371	\$ -	\$ 255,371	\$ 251,114
Special Call 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Principal Expense 5/1	\$ 215,000	\$ 215,000	\$ -	\$ 215,000	\$ 225,000
Interest Expense 5/1	\$ 256,102	\$ 255,146	\$ -	\$ 255,146	\$ 251,114
<b>Total Expenditures</b>	<b>\$ 727,204</b>	<b>\$ 735,517</b>	<b>\$ -</b>	<b>\$ 735,517</b>	<b>\$ 727,229</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 5,174	\$ -	\$ 5,174	\$ -
<b>Total Other</b>	<b>\$ -</b>	<b>\$ 5,174</b>	<b>\$ -</b>	<b>\$ 5,174</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 268,687</b>	<b>\$ 298,078</b>	<b>\$ 2,500</b>	<b>\$ 300,578</b>	<b>\$ 305,570</b>

11/1/24 Interest Payment \$ 246,896

Assessments per unit for FY 2024

Development Type	Units	Gross Per Unit	Gross Assessments (1)
SF- Active Adult Lots	345	\$405.17	\$139,579
SF- Residential	776	\$837.60	\$649,559
Gross Annual Assessment			\$789,138
Less Disc. + Collections 7.5%			(\$64,782)
Direct Invoice			\$775
Net Annual Assessment			\$725,131

(1) include 3.5% collection costs of Duval County and maximum early payment discount

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

<b>Period Ending</b>	<b>Annual Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt</b>	<b>Bond Balance</b>
11/1/23			\$251,114	\$727,229	\$10,290,000
5/1/24	\$225,000	3.75%	\$251,114		\$10,065,000
11/1/24			\$246,896	\$728,791	\$10,065,000
5/1/25	\$235,000	4.125%	\$246,896		\$9,830,000
11/1/25			\$242,049	\$724,098	\$9,830,000
5/1/26	\$240,000	4.125%	\$242,049		\$9,590,000
11/1/26			\$237,099	\$724,198	\$9,590,000
5/1/27	\$250,000	4.125%	\$237,099		\$9,340,000
11/1/27			\$231,943	\$728,885	\$9,340,000
5/1/28	\$265,000	4.125%	\$231,943		\$9,075,000
11/1/28			\$226,477	\$727,954	\$9,075,000
5/1/29	\$275,000	4.125%	\$226,477		\$8,800,000
11/1/29			\$220,805	\$726,610	\$8,800,000
5/1/30	\$285,000	4.125%	\$220,805		\$8,515,000
11/1/30			\$213,823	\$727,645	\$8,515,000
5/1/31	\$300,000	4.90%	\$213,823		\$8,215,000
11/1/31			\$206,473	\$727,945	\$8,215,000
5/1/32	\$315,000	4.90%	\$206,473		\$7,900,000
11/1/32			\$198,755	\$727,510	\$7,900,000
5/1/33	\$330,000	4.90%	\$198,755		\$7,570,000
11/1/33			\$190,670	\$726,340	\$7,570,000
5/1/34	\$345,000	4.90%	\$190,670		\$7,225,000
11/1/34			\$182,218	\$729,435	\$7,225,000
5/1/35	\$365,000	4.90%	\$182,218		\$6,860,000
11/1/35			\$173,275	\$731,550	\$6,860,000
5/1/36	\$385,000	4.90%	\$173,275		\$6,475,000
11/1/36			\$163,843	\$727,685	\$6,475,000
5/1/37	\$400,000	4.90%	\$163,843		\$6,075,000
11/1/37			\$154,043	\$733,085	\$6,075,000
5/1/38	\$425,000	4.90%	\$154,043		\$5,650,000
11/1/38			\$143,630	\$732,260	\$5,650,000
5/1/39	\$445,000	4.90%	\$143,630		\$5,205,000
11/1/39			\$132,728	\$730,455	\$5,205,000
5/1/40	\$465,000	5.10%	\$132,728		\$4,740,000
11/1/40			\$120,870	\$731,740	\$4,740,000
5/1/41	\$490,000	5.10%	\$120,870		\$4,250,000
11/1/41			\$108,375	\$731,750	\$4,250,000
5/1/42	\$515,000	5.10%	\$108,375		\$3,735,000
11/1/42			\$95,243	\$735,485	\$3,735,000
5/1/43	\$545,000	5.10%	\$95,243		\$3,190,000

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

<b>Period Ending</b>	<b>Annual Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt</b>	<b>Bond Balance</b>
11/1/43			\$81,345	\$737,690	\$3,190,000
5/1/44	\$575,000	5.10%	\$81,345		\$2,615,000
11/1/44			\$66,683	\$738,365	\$2,615,000
5/1/45	\$605,000	5.10%	\$66,683		\$2,010,000
11/1/45			\$51,255	\$737,510	\$2,010,000
5/1/46	\$635,000	5.10%	\$51,255		\$1,375,000
11/1/46			\$35,063	\$740,125	\$1,375,000
5/1/47	\$670,000	5.10%	\$35,063		\$705,000
11/1/47			\$17,978	\$740,955	\$705,000
5/1/48	\$705,000	5.10%	\$17,978		\$0
<b>Total</b>	<b>\$10,290,000</b>		<b>\$7,985,294</b>	<b>\$18,275,294</b>	

**Cypress Bluff**  
**Community Development District**  
**Series 2020 Debt Service Fund**

Description	Adopted Budget FY2021	Actuals as of 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
<b>Revenues</b>					
Special Assessments	\$ 494,600	\$ 495,446	\$ -	\$ 495,446	\$ 494,600
Interest Income	\$ 500	\$ 15,216	\$ 2,500	\$ 17,716	\$ 5,000
Carry Forward Surplus	\$ 315,480	\$ 317,226	\$ -	\$ 317,226	\$ 339,141
<b>Total Revenues</b>	<b>\$ 810,581</b>	<b>\$ 827,887</b>	<b>\$ 2,500</b>	<b>\$ 830,387</b>	<b>\$ 838,742</b>
<b>Expenditures</b>					
<i>Series 2020</i>					
Interest Expense 11/1	\$ 179,709	\$ 179,709	\$ -	\$ 179,709	\$ 177,076
Principal Expense 11/1	\$ 135,000	\$ 135,000	\$ -	\$ 135,000	\$ 140,000
Interest Expense 5/1	\$ 177,076	\$ 177,076	\$ -	\$ 177,076	\$ 174,346
<b>Total Expenditures</b>	<b>\$ 491,785</b>	<b>\$ 491,785</b>	<b>\$ -</b>	<b>\$ 491,785</b>	<b>\$ 491,423</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 540	\$ -	\$ 540	\$ -
<b>Total Other</b>	<b>\$ -</b>	<b>\$ 540</b>	<b>\$ -</b>	<b>\$ 540</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 318,796</b>	<b>\$ 336,641</b>	<b>\$ 2,500</b>	<b>\$ 339,141</b>	<b>\$ 347,319</b>

<i>11/1/24 Interest Payment</i>	\$ 174,346
<i>11/1/24 Principal Payment</i>	\$ 145,000
<i>TOTAL</i>	<u>\$ 319,346</u>

Assessments per unit for FY 2024

Development Type	Number of Units	Gross Per Unit	Gross Assessments (1)
SF- Active Adult Lots	172	\$405.37	\$69,724
SF- Residential	555	\$838.80	\$465,534
<b>Total Gross Assessments</b>			<b>\$535,258</b>
Less Disc. + Collections 7.5%			<b>(\$40,658)</b>



**Cypress Bluff**  
**Community Development District**  
**Special Assessment Revenue Bonds, Series 2020**

<b>Period</b>	<b>Principal</b>	<b>Interest</b>	<b>Interest</b>	<b>Annual Debt</b>	<b>Bond</b>
<b>Ending</b>		<b>Rate</b>		<b>Service</b>	<b>Balance</b>
11/1/23	\$140,000	3.90%	\$177,076	\$494,153	\$7,010,000
5/1/24			\$174,346		\$7,010,000
11/1/24	\$145,000	3.90%	\$174,346	\$493,693	\$6,865,000
5/1/25			\$171,519		\$6,865,000
11/1/25	\$150,000	3.90%	\$171,519	\$493,038	\$6,715,000
5/1/26			\$168,594		\$6,715,000
11/1/26	\$155,000	4.35%	\$168,594	\$492,188	\$6,560,000
5/1/27			\$165,223		\$6,560,000
11/1/27	\$160,000	4.35%	\$165,223	\$490,445	\$6,400,000
5/1/28			\$161,743		\$6,400,000
11/1/28	\$170,000	4.35%	\$161,743	\$493,485	\$6,230,000
5/1/29			\$158,045		\$6,230,000
11/1/29	\$175,000	4.35%	\$158,045	\$491,090	\$6,055,000
5/1/30			\$154,239		\$6,055,000
11/1/30	\$185,000	4.35%	\$154,239	\$493,478	\$5,870,000
5/1/31			\$150,215		\$5,870,000
11/1/31	\$190,000	5.00%	\$150,215	\$490,430	\$5,680,000
5/1/32			\$145,465		\$5,680,000
11/1/32	\$200,000	5.00%	\$145,465	\$490,930	\$5,480,000
5/1/33			\$140,465		\$5,480,000
11/1/33	\$210,000	5.00%	\$140,465	\$490,930	\$5,270,000
5/1/34			\$135,215		\$5,270,000
11/1/34	\$220,000	5.00%	\$135,215	\$490,430	\$5,050,000
5/1/35			\$129,715		\$5,050,000
11/1/35	\$235,000	5.00%	\$129,715	\$494,430	\$4,815,000
5/1/36			\$123,840		\$4,815,000
11/1/36	\$245,000	5.00%	\$123,840	\$492,680	\$4,570,000
5/1/37			\$117,715		\$4,570,000
11/1/37	\$255,000	5.00%	\$117,715	\$490,430	\$4,315,000
5/1/38			\$111,340		\$4,315,000
11/1/38	\$270,000	5.00%	\$111,340	\$492,680	\$4,045,000
5/1/39			\$104,590		\$4,045,000
11/1/39	\$285,000	5.00%	\$104,590	\$494,180	\$3,760,000
5/1/40			\$97,465		\$3,760,000
11/1/40	\$295,000	5.00%	\$97,465	\$489,930	\$3,465,000
5/1/41			\$90,090		\$3,465,000
11/1/41	\$310,000	5.20%	\$90,090	\$490,180	\$3,155,000
5/1/42			\$82,030		\$3,155,000
11/1/42	\$330,000	5.20%	\$82,030	\$494,060	\$2,825,000
5/1/43			\$73,450		\$2,825,000
11/1/43	\$345,000	5.20%	\$73,450	\$491,900	\$2,480,000
5/1/44			\$64,480		\$2,480,000
11/1/44	\$365,000	5.20%	\$64,480	\$493,960	\$2,115,000
5/1/45			\$54,990		\$2,115,000
11/1/45	\$380,000	5.20%	\$54,990	\$489,980	\$1,735,000
5/1/46			\$45,110		\$1,735,000

**Cypress Bluff**  
**Community Development District**  
**Special Assessment Revenue Bonds, Series 2020**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
11/1/46	\$400,000	5.20%	\$45,110	\$490,220	\$1,335,000
5/1/47			\$34,710		\$1,335,000
11/1/47	\$420,000	5.20%	\$34,710	\$489,420	\$915,000
5/1/48			\$23,790		\$915,000
11/1/48	\$445,000	5.20%	\$23,790	\$492,580	\$470,000
5/1/49			\$12,220		\$470,000
11/1/49	\$470,000	5.20%	\$12,220	\$494,440	\$0
<b>Total</b>	<b>\$7,150,000</b>		<b>\$5,958,281</b>	<b>\$13,285,358</b>	

**Cypress Bluff**  
**Community Development District**  
**Series 2020A Debt Service Fund (Del Webb)**

Description	Proposed Budget FY2021	Actuals as of 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
<b>Revenues</b>					
Special Assessments	\$ 422,538	\$ 423,757	\$ -	\$ 423,757	\$ 422,539
Interest Income	\$ 500	\$ 12,479	\$ 2,500	\$ 14,979	\$ 5,000
Carry Forward Surplus	\$ 144,693	\$ 156,858	\$ -	\$ 156,858	\$ 165,825
<b>Total Revenues</b>	<b>\$ 567,731</b>	<b>\$ 601,667</b>	<b>\$ 2,500</b>	<b>\$ 604,167</b>	<b>\$ 593,364</b>
<b>Expenditures</b>					
<i>Series 2020A</i>					
Interest Expense 11/1	\$ 131,884	\$ 131,884	\$ -	\$ 131,884	\$ 129,439
Principal Expense Prepay 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Principal Expense 5/1	\$ 160,000	\$ 160,000	\$ -	\$ 160,000	\$ 165,000
Interest Expense 5/1	\$ 131,884	\$ 131,599	\$ -	\$ 131,599	\$ 129,439
<b>Total Expenditures</b>	<b>\$ 423,769</b>	<b>\$ 438,484</b>	<b>\$ -</b>	<b>\$ 438,484</b>	<b>\$ 423,879</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 142	\$ -	\$ 142	\$ -
<b>Total Other</b>	<b>\$ -</b>	<b>\$ 142</b>	<b>\$ -</b>	<b>\$ 142</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 143,962</b>	<b>\$ 163,325</b>	<b>\$ 2,500</b>	<b>\$ 165,825</b>	<b>\$ 169,485</b>

11/1/24 Interest Payment \$ 127,212

Assessments per unit for FY 2024					
Lot Size	Unit Count	Net Per Unit	Gross Per Unit	Gross Assessments (1)	
40'	188	\$669	\$724	\$136,117	
50'	199	\$837	\$905	\$180,068	
60'	132	\$1,004	\$1,085	\$143,274	
Gross Annual Assessment				\$459,459	
Less Disc. + Collections 7.5%				(\$34,689)	
Net Annual Assessment				\$424,769	

(1) include 3.5% collection costs of Duval County and maximum early payment discount of 4%.

**Cypress Bluff  
Community Development District  
Special Assessment Revenue Bonds, Series 2020A**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
11/1/23			\$129,439	\$423,879	\$7,185,000
5/1/24	\$165,000	2.70%	\$129,439		\$7,045,000
11/1/24			\$127,212	\$419,424	\$7,045,000
5/1/25	\$165,000	2.70%	\$127,212		\$6,875,000
11/1/25			\$124,984	\$424,969	\$6,875,000
5/1/26	\$175,000	3.13%	\$124,984		\$6,700,000
11/1/26			\$122,250	\$424,500	\$6,700,000
5/1/27	\$180,000	3.13%	\$122,250		\$6,520,000
11/1/27			\$119,438	\$423,875	\$6,520,000
5/1/28	\$185,000	3.13%	\$119,438		\$6,335,000
11/1/28			\$116,547	\$423,094	\$6,335,000
5/1/29	\$190,000	3.13%	\$116,547		\$6,145,000
11/1/29			\$113,578	\$427,156	\$6,145,000
5/1/30	\$200,000	3.13%	\$113,578		\$5,945,000
11/1/30			\$110,453	\$425,906	\$5,945,000
5/1/31	\$205,000	3.63%	\$110,453		\$5,740,000
11/1/31			\$106,738	\$423,475	\$5,740,000
5/1/32	\$210,000	3.63%	\$106,738		\$5,530,000
11/1/32			\$102,931	\$425,863	\$5,530,000
5/1/33	\$220,000	3.63%	\$102,931		\$5,310,000
11/1/33			\$98,944	\$427,888	\$5,310,000
5/1/34	\$230,000	3.63%	\$98,944		\$5,080,000
11/1/34			\$94,775	\$424,550	\$5,080,000
5/1/35	\$235,000	3.63%	\$94,775		\$4,845,000
11/1/35			\$90,516	\$426,031	\$4,845,000
5/1/36	\$245,000	3.63%	\$90,516		\$4,600,000
11/1/36			\$86,075	\$427,150	\$4,600,000
5/1/37	\$255,000	3.63%	\$86,075		\$4,345,000
11/1/37			\$81,453	\$427,906	\$4,345,000
5/1/38	\$265,000	3.63%	\$81,453		\$4,080,000
11/1/38			\$76,650	\$428,300	\$4,080,000
5/1/39	\$275,000	3.63%	\$76,650		\$3,805,000
11/1/39			\$71,666	\$428,331	\$3,805,000
5/1/40	\$285,000	3.63%	\$71,666		\$3,520,000
11/1/40			\$66,500	\$428,000	\$3,520,000
5/1/41	\$295,000	3.80%	\$66,500		\$3,225,000
11/1/41			\$60,895	\$426,790	\$3,225,000
5/1/42	\$305,000	3.80%	\$60,895		\$2,920,000
11/1/42			\$55,100	\$425,200	\$2,920,000
5/1/43	\$315,000	3.80%	\$55,100		\$2,600,000
11/1/43			\$49,115	\$428,230	\$2,600,000
5/1/44	\$330,000	3.80%	\$49,115		\$2,270,000
11/1/44			\$42,845	\$425,690	\$2,270,000
5/1/45	\$340,000	3.80%	\$42,845		\$1,925,000

**Cypress Bluff  
Community Development District  
Special Assessment Revenue Bonds, Series 2020A**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
11/1/45			\$36,385	\$427,770	\$1,925,000
5/1/46	\$355,000	3.80%	\$36,385		\$1,570,000
11/1/46			\$29,640	\$429,280	\$1,570,000
5/1/47	\$370,000	3.80%	\$29,640		\$1,200,000
11/1/47			\$22,610	\$425,220	\$1,200,000
5/1/48	\$380,000	3.80%	\$22,610		\$815,000
11/1/48			\$15,390	\$425,780	\$815,000
5/1/49	\$395,000	3.80%	\$15,390		\$415,000
11/1/49			\$7,885	\$430,770	\$415,000
5/1/50	\$415,000	3.80%	\$7,885		
<b>\$7,185,000</b>			<b>\$4,320,026</b>	<b>\$11,505,026</b>	

**Cypress Bluff**  
**Community Development District**  
**Series 2021 Debt Service Fund**

Description	Proposed Budget FY2022	Actuals as of 6/30/23	Projected Next 3 Months	Total Projected 9/30/23	Approved Budget FY 2024
<b>Revenues</b>					
Special Assessments	\$ 115,250	\$ 115,286	\$ -	\$ 115,286	\$ 115,250
Interest Income	\$ 100	\$ -	\$ -	\$ -	\$ 100
Carry Forward Surplus	\$ 39,519	\$ 39,519	\$ -	\$ 39,519	\$ 40,049
<b>Total Revenues</b>	<b>\$ 154,869</b>	<b>\$ 154,805</b>	<b>\$ -</b>	<b>\$ 154,805</b>	<b>\$ 155,399</b>
<b>Expenditures</b>					
<i>Series 2020A</i>					
Interest Expense 11/1	\$ 34,878	\$ 34,878	\$ -	\$ 34,878	\$ 34,361
Principal Expense 5/1	\$ 45,000	\$ 45,000	\$ -	\$ 45,000	\$ 45,000
Interest Expense 5/1	\$ 34,878	\$ 34,878	\$ -	\$ 34,878	\$ 34,361
<b>Total Expenditures</b>	<b>\$ 114,756</b>	<b>\$ 114,756</b>	<b>\$ -</b>	<b>\$ 114,756</b>	<b>\$ 113,721</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 40,113</b>	<b>\$ 40,049</b>	<b>\$ -</b>	<b>\$ 40,049</b>	<b>\$ 41,677</b>

11/1/24 Interest Payment \$ 33,843

Assessments per unit for FY 2024			
Development Type	Units	Gross Per Unit	Gross Assessments (1)
Active Adult Lots	2	\$405	\$810
Residential	148	\$836	\$123,728
<b>Gross Annual Assessment</b>			<b>\$124,538</b>
Less Disc. + Collections 7.5%			( <b>\$9,288</b> )
<b>Net Annual Assessment</b>			<b>\$115,250</b>

(1) include 3.5% collection costs of Duval County and maximum early payment discount of 4%.

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

<b>Period Ending</b>	<b>Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
11/1/23			\$34,361	\$114,239	\$1,960,000
5/1/24	\$45,000	2.300%	\$34,361		\$1,915,000
11/1/24			\$33,843	\$113,204	\$1,915,000
5/1/25	\$45,000	2.300%	\$33,843		\$1,870,000
11/1/25			\$33,326	\$112,169	\$1,870,000
5/1/26	\$45,000	2.300%	\$33,326		\$1,825,000
11/1/26			\$32,808	\$111,134	\$1,825,000
5/1/27	\$50,000	2.875%	\$32,808		\$1,775,000
11/1/27			\$32,089	\$114,898	\$1,775,000
5/1/28	\$50,000	2.875%	\$32,089		\$1,725,000
11/1/28			\$31,371	\$113,460	\$1,725,000
5/1/29	\$50,000	2.875%	\$31,371		\$1,675,000
11/1/29			\$30,652	\$112,023	\$1,675,000
5/1/30	\$50,000	2.875%	\$30,652		\$1,625,000
11/1/30			\$29,933	\$110,585	\$1,625,000
5/1/31	\$55,000	2.875%	\$29,933		\$1,570,000
11/1/31			\$29,143	\$114,076	\$1,570,000
5/1/32	\$55,000	3.300%	\$29,143		\$1,515,000
11/1/32			\$28,235	\$112,378	\$1,515,000
5/1/33	\$55,000	3.300%	\$28,235		\$1,460,000
11/1/33			\$27,328	\$110,563	\$1,460,000
5/1/34	\$60,000	3.300%	\$27,328		\$1,400,000
11/1/34			\$26,338	\$113,665	\$1,400,000
5/1/35	\$60,000	3.300%	\$26,338		\$1,340,000
11/1/35			\$25,348	\$111,685	\$1,340,000
5/1/36	\$65,000	3.300%	\$25,348		\$1,275,000
11/1/36			\$24,275	\$114,623	\$1,275,000
5/1/37	\$65,000	3.300%	\$24,275		\$1,210,000
11/1/37			\$23,203	\$112,478	\$1,210,000
5/1/38	\$70,000	3.300%	\$23,203		\$1,140,000
11/1/38			\$22,048	\$115,250	\$1,140,000
5/1/39	\$70,000	3.300%	\$22,048		\$1,070,000
11/1/39			\$20,893	\$112,940	\$1,070,000
5/1/40	\$70,000	3.300%	\$20,893		\$1,000,000
11/1/40			\$19,738	\$110,630	\$1,000,000
5/1/41	\$75,000	3.300%	\$19,738		\$925,000
11/1/41			\$18,500	\$113,238	\$925,000
5/1/42	\$75,000	4.000%	\$18,500		\$850,000
11/1/42			\$17,000	\$110,500	\$850,000
5/1/43	\$80,000	4.000%	\$17,000		\$770,000
11/1/43			\$15,400	\$112,400	\$770,000
5/1/44	\$85,000	4.000%	\$15,400		\$685,000
11/1/44			\$13,700	\$114,100	\$685,000
5/1/45	\$85,000	4.000%	\$13,700		\$600,000
11/1/45			\$12,000	\$110,700	\$600,000
5/1/46	\$90,000	4.000%	\$12,000		\$510,000
11/1/46			\$10,200	\$112,200	\$510,000

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

<b>Period Ending</b>	<b>Principal</b>	<b>Interest Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Bond Balance</b>
5/1/47	\$95,000	4.000%	\$10,200		\$415,000
11/1/47			\$8,300	\$113,500	\$415,000
5/1/48	\$100,000	4.000%	\$8,300		\$315,000
11/1/48			\$6,300	\$114,600	\$315,000
5/1/49	\$100,000	4.000%	\$6,300		\$215,000
11/1/49			\$4,300	\$110,600	\$215,000
5/1/50	\$105,000	4.000%	\$4,300		\$110,000
11/1/50			\$2,200	\$111,500	\$110,000
5/1/51	\$110,000	4.000%	\$2,200		\$0
11/1/51				\$112,200	
	<b>\$1,960,000</b>		<b>\$1,225,655</b>	<b>\$3,265,533</b>	



*A.*

## RESOLUTION 2023-06

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Cypress Bluff Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Cypress Bluff Community Development District for the Fiscal Year Ending September 30, 2024.”

- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND SERIES 2019	\$ _____
DEBT SERVICE FUND SERIES 2020	\$ _____
DEBT SERVICE FUND SERIES 2020A	\$ _____
DEBT SERVICE FUND SERIES 2021	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 25TH DAY OF JULY, 2023.**

ATTEST:

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_  
Its: Chairman

**Exhibit A:** Fiscal Year 2023/2024 Budget

*B.*

## RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Cypress Bluff Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Duval County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Cypress Bluff Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 25th day of July, 2023.

ATTEST:

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll



**Exhibit A**  
Budget

**Exhibit B**  
Assessment Roll

*FIFTH ORDER OF BUSINESS*

*C.*

*1.*



OFFICE OF THE SUPERVISOR OF ELECTIONS

MIKE HOGAN  
SUPERVISOR OF ELECTIONS  
OFFICE: (904) 255-3444  
CELL: (904) 219-8924

105 EAST MONROE STREET  
JACKSONVILLE, FLORIDA 32202  
FAX: (904) 255-3434  
E-MAIL: MHOGAN@COJ.NET

June 1, 2023

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

Dear Courtney,

The information you requested on April 18, 2023, appears below:

**Cypress Bluff Community Development District 1867 Registered Voters as of 4/15/2023**

If you have any questions or need additional assistance, please contact Robert Phillips at 904-255-3436 or [phillips@coj.net](mailto:phillips@coj.net).

Sincerely,

Lana Self  
Director of Candidates and Records

2.

**NOTICE OF BOARD OF SUPERVISORS MEETING DATES**  
**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**  
**FOR FISCAL YEAR 2023-2024**

The Board of Supervisors of the Cypress Bluff Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256 at 1:30 p.m. on the fourth Tuesday of each month unless otherwise indicated as follows:

October 24, 2023  
November 21, 2023 (\*third Tuesday)  
December 19, 2023 (\*third Tuesday)  
January 23, 2024  
February 27, 2024  
March 26, 2024  
April 23, 2024  
May 28, 2024  
June 25, 2024  
July 23, 2024  
August 27, 2024  
September 24, 2024



*D.*



**COMMUNITY MANAGER REPORT 7/25/23  
SUBMITTED BY MARCY POLLICINO**

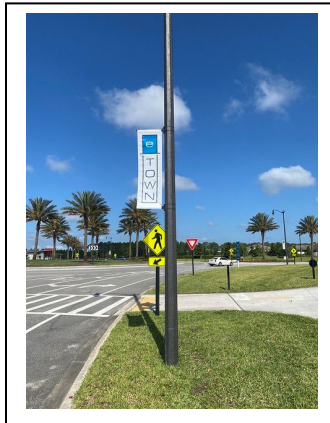
**RECHARGE UPDATE:**

Incident June 4, 2023

Resident Jarret Bolin was pushed/shoved by a non-resident guest, Emmanuel Dixon, at an 8<sup>th</sup> grade graduation party (rooftop patio rental). Mr. Bolin had spoken to the teenagers attending the party regarding the use of profane language. This upset the parents who confronted Mr. Bolin. Mr. Dixon had a direct confrontation with Mr. Bolin which resulted in the push/shove. Mr. Bolin immediately called the police. Details are in the incident report attached. Police report taken by Officer K. Nelson with case number 333623. The police report is attached.

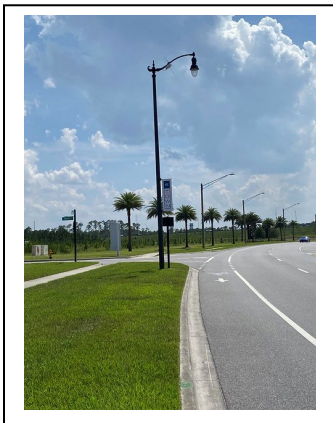
May Replacement Signs

Three eTown flags needed replacement along eTown Parkway and Apex Trail. Cost: \$1,239.02



June Replacement Sign

One eTown flag needed replacement along eTown Parkway. The district also purchased an additional two flags to keep in inventory for a reduced cost. Cost: \$1,007.77



### Microinverter Replaced

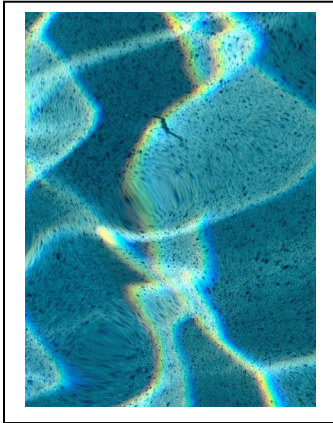
A micro inverter on one of the solar panels at Recharge needed to be replaced. Cost: \$400

### Functional Trainer Fixed

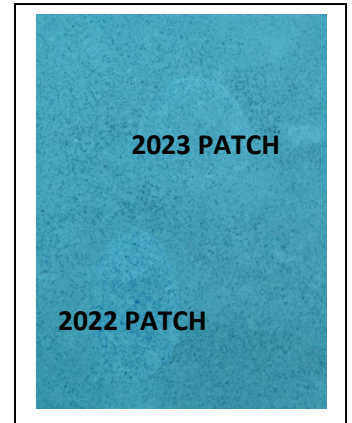
The Functional Trainer in the gym had a broken cable. Two cables were replaced as the other was wearing as well. Cost: \$460.16

### Pool Marcite Crack

A crack appeared in the pool marcite near the 2022 crack. The Village Pool team came out to fix it immediately at no cost.



MARCITE CRACK



PATCHED MARCITE

### SECURITY CAMERA UPDATE

The security camera drive received an update and cloud storage was increased from 7 days to 30 days.

### PARKING LOT INCIDENTS

Reports were received from resident, Jeanette Morelli, whose home is located adjacent to the amenity center (Marconi) that there has been activity in the Recharge parking lot after hours. Incidents include:

1. A gathering of adults around 8:30pm in the evening on July 2. I counted 6 cars from the video the resident messaged. I have no cameras in the corner of the parking lot at this location. The resident stated she could hear Spanish music playing. No damage was incurred.
2. July 9 around 11pm three cars were in the parking lot. From the camera it looked like teenagers changing cars. This took place over about 10 minutes. The kids changed cars and left. No damage was incurred.
3. Please note, the resident did raise concern also on Christmas Eve regarding loud music playing from the parking lot at 12:34am for one hour. No damage was incurred.

The resident has expressed concern for safety and has been informed to call JSO should she feel unsafe at any time. Jim Perry has been made aware of these incidents.

May Amenity Use:

Gym door was opened 2,250 times.  
Rear gym door was opened 41 times.  
Main entry gate was opened 2,241 times.  
Main pool gate was opened 698 times.  
Side pool gate was opened 105 times.

June Amenity Use:

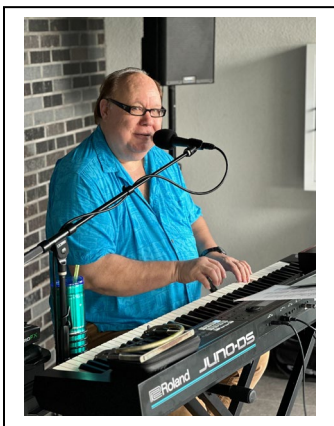
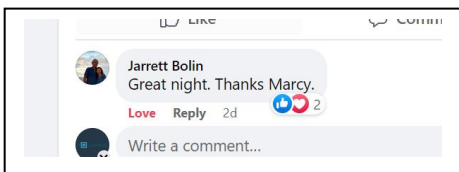
Gym door was opened 2,384 times.  
Rear gym door was opened 52 times.  
Main entry gate was opened 2,665 times.  
Main pool gate was opened 1,271 times.  
Side pool gate was opened 250 times.

**EVENTS UPDATE:**

Golden Oldies Food Truck Friday

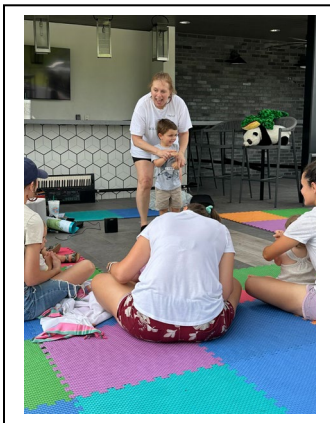
We went back in time with keyboardist Glenn Mack who sang hits from the 50s, 60s and 70s! Sincere Saints food truck on site (and sold out). Residents were up and dancing! 50 +/- on the rooftop patio with additional residents poolside.

Reaction on social:



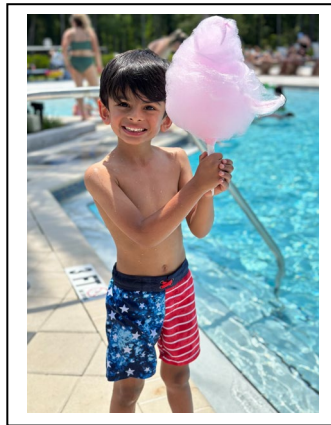
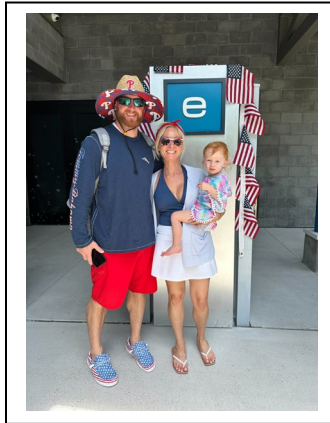
Mommy & Me Music Class

Residents were offered a free Mommy & Me Music Class by the Jacksonville School of Arts. We held three classes and each "sold out" with 10 participants. The classes were held to determine interest in hosting an onsite class at Recharge.



## Memorial Day

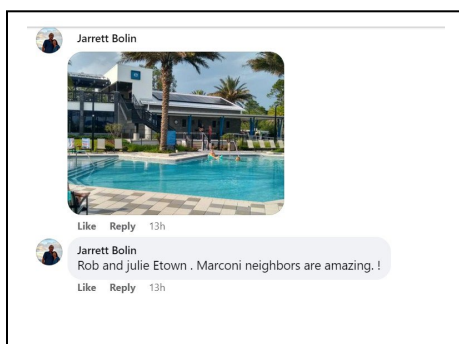
We gave thanks to those who sacrificed so eTown could come together as a community. Residents enjoyed live music, cotton candy, mini golf, and bubbles. Plus, The Smoked Meat Militia and Frios food trucks were on site. 200 +/- attended.

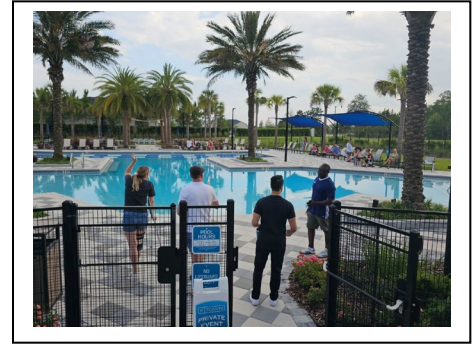


## Adult Swim

Marconi residents Rob & Julie performed to a crowd of 50 +/- poolside at our adult swim event. Braziliicious food truck on site.

## Reaction on Social:

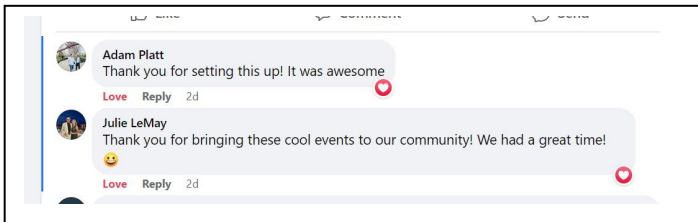




### Jacksonville Zoo Education Class

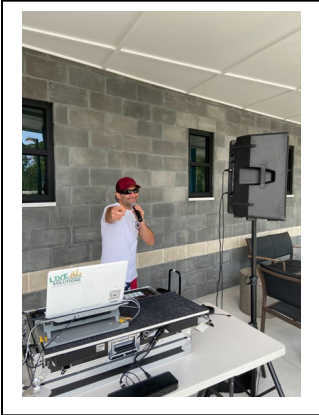
The Jacksonville Zoo came on site for an animal education class. 13 residents participated. Residents were charged \$20 for this class and \$80 was able to go back to the CDD.

### Reaction on Social:



### DJ Poolside

DJ Ross played tunes poolside to kick off the weekend! The Lumpia Lady and Recippi's Ice food trucks were on site. 50+/- residents attended.



### Churray It's Father's Day

Papa Churros food truck was on site for Father's Day treats! The truck did extremely well!

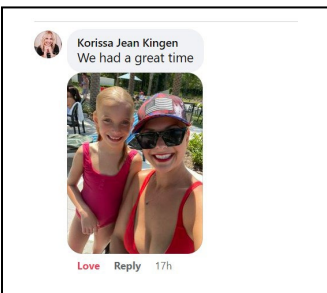
### Summer Sounds

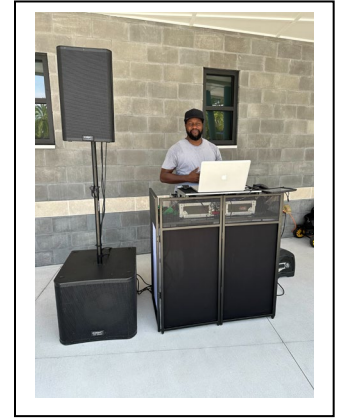
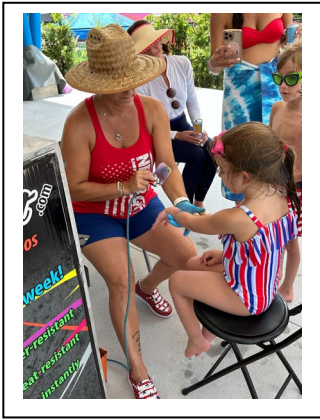
Joe Downing was on site for a relaxing afternoon of poolside music. 60 +/- attended.

### July 4<sup>th</sup> Celebration

Residents celebrated the USA with poolside games including giant chess, giant Jenga, giant Connect 4 and giant chess. Plus, airbrush tattoos were on site along with Hippie Chicks food trucks. 150 +/- attended.

### Reaction on Social:





### July Adult Swim

Was cancelled due to the weather.

### SUGAR COOKIE SUNDAY

Residents were given a FREE sugar cookie in honor of National Sugar Cookie Day! 60 residents participated.

JULY EVENTS: DJ Poolside and Splish Splash Storytime

AUGUST EVENTS: Adult Swim, National Chocolate Chip Cookie Day, Back to School Foam Party, Poolside DJ, and Summer Sounds

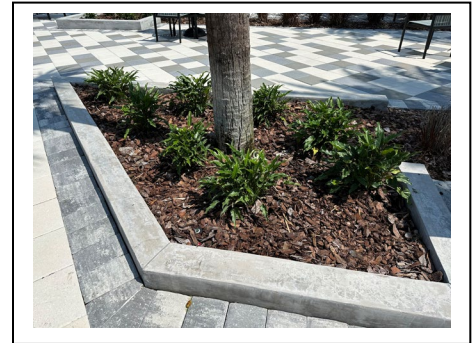
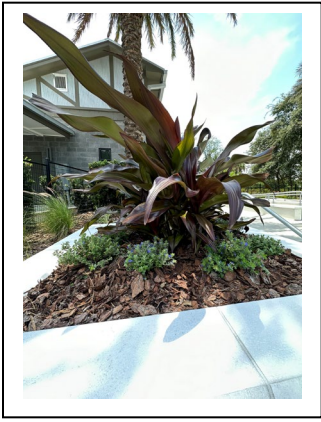
### ACTION ITEMS

N/A

### LANDSCAPE REPORT

1. Account manager Neil Peterson has re-joined our landscape team. Neil had taken time off to care for a sick relative over a year ago.
2. The sprinkler pump station needed to be repaired. Cost: \$1,379.61
3. Seven irrigation decoders needed to be repaired. Cost: \$2,072
4. Grass in front of the Gate gas station has a brown tint because it was double sprayed for pesticides. Sun State and Gate's landscape team both sprayed this area. Sun State has assured this area will come back (green), however it will take time. I spoke with the manager at Gate to ensure this would not happen again with their landscape team as the area in question falls under our jurisdiction.
5. Annual palm tree trim will now take place in August due to staffing issues.
6. Detail work was completed at Recharge.
7. Sun State is treating damaged sod and if no improvement is shown replacement will take place.
8. Plant replacement has been completed. Photo examples below. Cost: \$2,816.99





*SIXTH ORDER OF BUSINESS*

*A.*

# Cypress Bluff

## Community Development District

Unaudited Financial Reporting  
June 30, 2023



**Cypress Bluff**  
**Community Development District**  
**Combined Balance Sheet**  
June 30, 2023

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<b>Assets:</b>				
Cash	\$674,734	--	--	\$674,734
Investments:				
<b>Series 2019</b>				
Reserve	---	\$362,316	---	\$362,316
Principal	---	\$686	---	\$686
Revenue	---	\$287,975	---	\$287,975
Interest	---	\$814	---	\$814
Prepayment	---	\$12	---	\$12
Redemption	---	\$5,193	---	\$5,193
Acquisition & Construction- Parcel E5	---	---	\$620	\$620
Acquisition & Construction- Sold Parcels	---	---	\$1	\$1
Acquisition & Construction	---	---	\$2	\$2
Due from General Fund	---	\$3,398	---	\$3,398
<b>Series 2020</b>				
Reserve	---	\$249,203	---	\$249,203
Revenue	---	\$332,275	---	\$332,275
Interest	---	\$547	---	\$547
Redemption	---	\$541	---	\$541
Due from General Fund	---	\$1,375	---	\$1,375
<b>Series 2020A</b>				
Reserve	---	\$214,519	---	\$214,519
Revenue	---	\$149,978	---	\$149,978
Principal	---	\$511	---	\$511
Interest	---	\$420	---	\$420
Prepayment	---	\$29	---	\$29
Redemption	---	\$142	---	\$142
Due from General Fund	---	\$1,982	---	\$1,982
<b>Series 2021</b>				
Reserve	---	\$57,625	---	\$57,625
Revenue	---	\$39,991	---	\$39,991
Acquisition & Construction	---	---	\$5,363	\$5,363
Due from General Fund	---	\$58	---	\$58
Due from Other	\$775	---	---	\$775
Investment-SBA	\$61,999	---	---	\$61,999
Prepaid Expenses	\$5,151	---	---	\$5,151
<b>Total Assets</b>	<b>\$742,659</b>	<b>\$1,709,591</b>	<b>\$5,985</b>	<b>\$2,458,235</b>
<b>Liabilities:</b>				
Accounts Payable	\$63,599	---	---	\$63,599
Due to Debt Service SE 2019	\$3,398	---	---	\$3,398
Due to Debt Service SE 2020	\$1,375	---	---	\$1,375
Due to Debt Service SE 2020A	\$1,982	---	---	\$1,982
Due to Debt Service SE 2021	\$58	---	---	\$58
Due to Other	\$7,897	---	---	\$7,897
<b>Fund Balances:</b>				
Nonspendable	\$5,151	---	---	\$5,151
Restricted for Debt Service	---	\$1,709,591	---	\$1,709,591
Assigned	\$30,715	---	---	\$30,715
Unassigned	\$628,484	---	\$5,985	\$634,470
<b>Total Liabilities and Fund Equity</b>	<b>\$742,659</b>	<b>\$1,709,591</b>	<b>\$5,985</b>	<b>\$2,458,235</b>

**Cypress Bluff**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b>Revenues:</b>				
Assessments-Tax Roll	\$711,674	\$711,674	\$713,727	\$2,053
Assessments-Direct	\$196,500	\$196,500	\$196,500	\$0
Interest-SBA	\$1,000	\$1,000	\$9,115	\$8,115
Other Revenues	\$20,000	\$15,000	\$14,876	(\$124)
<b>Total Revenues</b>	<b>\$929,174</b>	<b>\$924,174</b>	<b>\$934,217</b>	<b>\$10,044</b>
<b>Expenditures</b>				
<u>Administrative</u>				
Supervisor Fees	\$12,000	\$9,000	\$5,000	\$4,000
FICA Expense	\$918	\$689	\$321	\$367
Engineering	\$5,000	\$3,750	\$2,376	\$1,375
Arbitrage	\$2,400	\$1,800	\$1,200	\$600
Dissemination Agent	\$6,000	\$4,500	\$4,900	(\$400)
Attorney	\$15,000	\$11,250	\$6,664	\$4,586
Annual Audit	\$8,000	\$8,000	\$6,200	\$1,800
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Trustee Fees	\$19,000	\$19,685	\$19,685	\$0
Management Fees	\$49,140	\$36,855	\$36,855	\$0
Information Technology	\$2,500	\$1,875	\$1,875	\$0
Website Maintenance	\$1,250	\$938	\$938	(\$0)
Telephone	\$500	\$375	\$37	\$338
Postage	\$1,500	\$1,125	\$1,007	\$118
Printing & Binding	\$2,500	\$1,875	\$983	\$892
Insurance	\$6,684	\$6,684	\$5,988	\$696
Legal Advertising	\$2,500	\$1,875	\$1,077	\$798
Other Current Charges	\$1,000	\$750	\$0	\$750
Office Supplies	\$600	\$450	\$117	\$333
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>Total Administrative</b>	<b>\$146,667</b>	<b>\$121,650</b>	<b>\$105,398</b>	<b>\$16,252</b>
<u>Grounds Maintenance</u>				
Pond Maintenance (Water Quality)	\$2,000	\$1,500	\$870	\$630
Landscape Maintenance	\$332,604	\$249,453	\$250,837	(\$1,384)
Landscape Contingency	\$7,000	\$7,000	\$10,998	(\$3,998)
Pump Maintenance	\$3,550	\$2,663	\$0	\$2,663
Water & Sewer	\$45,000	\$33,750	\$22,121	\$11,629
Irrigation Repairs	\$3,000	\$3,000	\$8,426	(\$5,426)
Landscape Reserves	\$7,500	\$5,625	\$0	\$5,625
Pest Control	\$2,400	\$1,800	\$1,416	\$384
Environmental Permit/Monitoring	\$0	\$0	\$12,750	(\$12,750)
Other Repairs and Maintenance	\$3,000	\$2,250	\$0	\$2,250
<b>Total Grounds Maintenance</b>	<b>\$406,054</b>	<b>\$307,041</b>	<b>\$307,418</b>	<b>(\$377)</b>

**Cypress Bluff**  
**Community Development District**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<u>Amenity</u>				
Insurance	\$38,654	\$38,654	\$35,529	\$3,125
Amenity Manager	\$109,505	\$82,129	\$82,129	\$0
Pool Maintenance	\$9,875	\$7,406	\$7,407	(\$0)
Pool Chemicals	\$13,875	\$10,406	\$10,406	\$0
Facility Attendant	\$72,352	\$54,264	\$54,264	(\$0)
Janitorial Services	\$10,828	\$8,121	\$8,121	\$0
Refuse	\$1,547	\$1,160	\$1,288	(\$128)
Security and Gate Maintenance	\$4,000	\$4,000	\$4,436	(\$436)
Facility Maintenance	\$20,765	\$15,574	\$15,574	(\$0)
Elevator Maintenance	\$3,000	\$3,000	\$4,012	(\$1,012)
Electric	\$20,400	\$15,300	\$19,082	(\$3,782)
Cable and Internet	\$10,500	\$7,875	\$8,508	(\$633)
Licenses and Permits	\$1,000	\$750	\$333	\$417
Repairs & Maintenance	\$20,000	\$20,000	\$20,539	(\$539)
Special Events	\$15,000	\$15,000	\$22,973	(\$7,973)
Holiday Decorations	\$1,500	\$1,125	\$704	\$421
Fitness Center R&M	\$10,000	\$7,500	\$6,454	\$1,046
Fitness Equipment Rentals	\$25,368	\$19,026	\$19,026	\$0
Reserve for Amenities	\$15,000	\$15,000	\$21,966	(\$6,966)
Mobile Application	\$0	\$0	\$6,000	(\$6,000)
Other Current Charges	\$3,000	\$3,000	\$0	\$3,000
<b>Total Amenity</b>	<b>\$406,169</b>	<b>\$329,290</b>	<b>\$348,753</b>	<b>(\$19,463)</b>
<b>Total Expenditures</b>	<b>\$958,890</b>	<b>\$757,980</b>	<b>\$761,568</b>	<b>(\$3,588)</b>
<b>Excess Revenues/Expenses</b>	<b>(\$29,716)</b>		<b>\$172,649</b>	
<b>Net Change in Fund Balance</b>	<b>(\$29,716)</b>		<b>\$172,649</b>	
<b>Fund Balance - Beginning</b>	<b>\$30,715</b>		<b>\$491,701</b>	
<b>Fund Balance - Ending</b>	<b>\$999</b>		<b>\$664,350</b>	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Assessments-Tax Collector	\$0	\$71,427	\$607,706	\$10,592	\$3,785	\$2,780	\$3,521	\$10,578	\$3,338	\$0	\$0	\$0	\$713,727
Assessments-Direct	\$0	\$169,000	\$0	\$0	\$13,750	\$0	\$0	\$13,750	\$0	\$0	\$0	\$0	\$196,500
Interest-SBA	\$909	\$864	\$931	\$1,300	\$2,768	\$1,544	\$255	\$273	\$270	\$0	\$0	\$0	\$9,115
Other Revenues	\$1,352	\$1,390	\$1,417	\$1,565	\$1,383	\$918	\$3,838	\$2,135	\$878	\$0	\$0	\$0	\$14,876
<b>Total Revenues</b>	<b>\$2,261</b>	<b>\$242,681</b>	<b>\$610,053</b>	<b>\$13,458</b>	<b>\$21,686</b>	<b>\$5,242</b>	<b>\$7,614</b>	<b>\$26,735</b>	<b>\$4,487</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$934,217</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisor Fees	\$1,000	\$600	\$600	\$0	\$0	\$1,800	\$0	\$0	\$1,000	\$0	\$0	\$0	\$5,000
FICA Expense	\$61	\$46	\$46	\$0	\$0	\$107	\$0	\$0	\$61	\$0	\$0	\$0	\$321
Engineering	\$438	\$0	\$0	\$0	\$475	\$1,248	\$0	\$215	\$0	\$0	\$0	\$0	\$2,376
Arbitrage	\$0	\$0	\$600	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Dissemination Agent	\$700	\$500	\$500	\$500	\$500	\$700	\$500	\$500	\$500	\$0	\$0	\$0	\$4,900
Attorney	\$250	\$903	\$469	\$454	\$1,612	\$1,793	\$414	\$770	\$0	\$0	\$0	\$0	\$6,664
Annual Audit	\$0	\$0	\$0	\$0	\$4,000	\$1,000	\$0	\$1,200	\$0	\$0	\$0	\$0	\$6,200
Assessment Roll	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Trustee Fees	\$12,660	\$0	\$0	\$0	\$4,025	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$19,685
Management Fees	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$0	\$0	\$0	\$36,855
Information Technology	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$1,875
Website Maintenance	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$938
Telephone	\$0	\$19	\$0	\$8	\$4	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$37
Postage	\$33	\$29	\$208	\$183	\$8	\$13	\$295	\$50	\$188	\$0	\$0	\$0	\$1,007
Printing & Binding	\$95	\$47	\$161	\$134	\$73	\$130	\$131	\$15	\$196	\$0	\$0	\$0	\$983
Insurance	\$5,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,988
Legal Advertising	\$340	\$100	\$100	\$0	\$100	\$100	\$0	\$100	\$238	\$0	\$0	\$0	\$1,077
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$18	\$7	\$18	\$18	\$0	\$18	\$18	\$1	\$18	\$0	\$0	\$0	\$117
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$36,165</b>	<b>\$6,659</b>	<b>\$7,109</b>	<b>\$5,705</b>	<b>\$15,805</b>	<b>\$11,316</b>	<b>\$8,771</b>	<b>\$7,258</b>	<b>\$6,610</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$105,398</b>
<b>Grounds Maintenance</b>													
Pond Maintenance (Water Quality)	\$90	\$90	\$90	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$0	\$870
Landscape Maintenance	\$27,717	\$27,717	\$29,101	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$0	\$0	\$0	\$250,837
Landscape Contingency	\$1,650	\$2,245	\$0	\$0	\$4,012	\$0	\$3,091	\$0	\$0	\$0	\$0	\$0	\$10,998
Pump Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water & Sewer	\$2,359	\$2,184	\$2,313	\$2,581	\$2,792	\$2,645	\$2,726	\$2,071	\$2,450	\$0	\$0	\$0	\$22,121
Irrigation Repairs	\$698	\$247	\$0	\$400	\$205	\$1,942	\$1,466	\$1,398	\$2,072	\$0	\$0	\$0	\$8,426
Landscape Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control	\$240	\$0	\$120	\$264	\$132	\$132	\$264	\$132	\$132	\$0	\$0	\$0	\$1,416
Environmental Permit/Monitoring	\$1,000	\$6,500	\$0	\$0	\$1,500	\$0	\$1,500	\$2,250	\$0	\$0	\$0	\$0	\$12,750



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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Other Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Grounds Maintenance</b>	<b>\$33,754</b>	<b>\$38,982</b>	<b>\$31,624</b>	<b>\$31,062</b>	<b>\$36,458</b>	<b>\$32,535</b>	<b>\$36,864</b>	<b>\$33,668</b>	<b>\$32,471</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$307,418</b>
<b>Amenity</b>													
Insurance	\$35,529	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,529
Amenity Manager	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$9,125	\$0	\$0	\$0	\$82,129
Pool Maintenance	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$0	\$0	\$0	\$7,407
Pool Chemicals	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$0	\$0	\$0	\$10,406
Facility Attendant	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$0	\$0	\$0	\$54,264
Janitorial Services	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$0	\$0	\$0	\$8,121
Refuse	\$133	\$146	\$149	\$149	\$145	\$145	\$143	\$140	\$139	\$0	\$0	\$0	\$1,288
Security and Gate Maintenance	\$4,076	\$0	\$0	\$180	\$0	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$4,436
Facility Maintenance	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$0	\$0	\$0	\$15,574
Elevator Maintenance	\$0	\$0	\$0	\$350	\$0	\$3,312	\$0	\$0	\$350	\$0	\$0	\$0	\$4,012
Electric	\$3,055	\$2,410	\$1,797	\$1,921	\$2,006	\$1,892	\$2,379	\$1,755	\$1,867	\$0	\$0	\$0	\$19,082
Cable and Internet	\$875	\$855	\$894	\$894	\$941	\$974	\$982	\$982	\$1,111	\$0	\$0	\$0	\$8,508
Licenses and Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333	\$0	\$0	\$0	\$0	\$333
Repairs & Maintenance	\$3,650	\$2,467	\$4,488	\$2,686	\$1,091	\$2,761	\$595	\$2,223	\$578	\$0	\$0	\$0	\$20,539
Special Events	\$4,932	\$1,059	\$1,799	\$2,160	\$4,459	\$1,429	\$1,549	\$2,935	\$2,652	\$0	\$0	\$0	\$22,973
Holiday Decorations	\$0	\$704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$704
Fitness Center R&M	\$1,314	\$599	\$217	\$673	\$470	\$1,065	\$1,068	\$752	\$296	\$0	\$0	\$0	\$6,454
Fitness Equipment Rentals	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$0	\$0	\$0	\$19,026
Reserve for Amenities	\$0	\$6,140	\$8,880	\$0	\$0	\$0	\$0	\$6,946	\$0	\$0	\$0	\$0	\$21,966
Mobile Application	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$0	\$0	\$0	\$0	\$6,000
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Amenity</b>	<b>\$76,194</b>	<b>\$37,010</b>	<b>\$40,855</b>	<b>\$31,645</b>	<b>\$31,742</b>	<b>\$34,389</b>	<b>\$29,346</b>	<b>\$38,697</b>	<b>\$28,874</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$348,753</b>
Total Expenditures	\$146,113	\$82,651	\$79,588	\$68,412	\$84,005	\$78,241	\$74,981	\$79,623	\$67,955	\$0	\$0	\$0	\$761,568
Excess Revenues (Expenditures)	(\$143,852)	\$160,029	\$530,465	(\$54,954)	(\$62,319)	(\$72,998)	(\$67,367)	(\$52,888)	(\$63,468)	\$0	\$0	\$0	\$172,649

**Cypress Bluff**  
**Community Development District**  
**2019 Debt Service Fund**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b>Revenues</b>				
Assessments-Tax Roll	\$724,356	\$724,356	\$726,446	\$2,090
Assessments-Direct	\$775	\$775	\$775	\$0
Interest Income	\$700	\$700	\$21,444	\$20,744
<b>Total Revenues</b>	<b>\$725,831</b>	<b>\$725,831</b>	<b>\$748,665</b>	<b>\$22,834</b>
<b>Expenditures</b>				
<i>Series 2019</i>				
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	\$215,000	\$215,000	\$0
Interest Expense - 5/1	\$256,102	\$256,102	\$255,146	\$956
<b>Total Expenditures</b>	<b>\$727,204</b>	<b>\$727,204</b>	<b>\$735,517</b>	<b>(\$8,313)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$0	\$0	\$5,174	(\$5,174)
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,174</b>	<b>(\$5,174)</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$1,373)</b>		<b>\$18,322</b>	
<b>Fund Balance - Beginning</b>	<b>\$270,060</b>		<b>\$642,072</b>	
<b>Fund Balance - Ending</b>	<b>\$268,687</b>		<b>\$660,394</b>	

Reserve	\$362,316
Revenue	\$287,975
Prepayment	\$12
Redemption	\$5,193
Due from General Fund	\$3,398
	<u>\$660,394</u>

**Cypress Bluff**  
**Community Development District**  
**2020 Debt Service Fund**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
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**Revenues**

Assessments-Tax Collector	\$293,109	\$293,109	\$293,955	\$846
Assessments-Direct	\$201,491	\$201,491	\$201,491	\$0
Interest Income	\$500	\$500	\$15,216	\$14,716

<b>Total Revenues</b>	<b>\$495,100</b>	<b>\$495,100</b>	<b>\$510,661</b>	<b>\$15,561</b>
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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	\$177,076	\$177,076	\$0

<b>Total Expenditures</b>	<b>\$491,785</b>	<b>\$491,785</b>	<b>\$491,785</b>	<b>\$0</b>
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**Other Sources/(Uses)**

Transfer In/(Out)	\$0	\$0	\$540	(\$540)
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<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$540</b>	<b>(\$540)</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$3,315</b>	<b>\$19,416</b>
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<b>Fund Balance - Beginning</b>	<b>\$315,480</b>	<b>\$564,526</b>
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<b>Fund Balance - Ending</b>	<b>\$318,796</b>	<b>\$583,942</b>
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Reserve	\$249,203
Revenue	\$332,275
Interest	\$547
Redemption	\$541
Due from General Fund	\$1,375
	\$583,942

**Cypress Bluff**  
**Community Development District**  
**2020A Debt Service Fund (Del Webb)**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<b>Revenues</b>				
Assessments-Tax Roll	\$422,538	\$422,538	\$423,757	\$1,219
Interest Income	\$500	\$500	\$12,479	\$11,979
<b>Total Revenues</b>	<b>\$423,038</b>	<b>\$423,038</b>	<b>\$436,236</b>	<b>\$13,198</b>
<b>Expenditures</b>				
<i>Series 2020A</i>				
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	\$160,000	\$160,000	\$0
Interest Expense -5/1	\$131,884	\$131,884	\$131,599	\$285
<b>Total Expenditures</b>	<b>\$423,769</b>	<b>\$423,769</b>	<b>\$438,484</b>	<b>(\$14,715)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$0	\$0	\$142	(\$142)
<b>Total Other</b>	<b>\$0</b>	<b>\$0</b>	<b>\$142</b>	<b>(\$142)</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$731)</b>		<b>(\$2,105)</b>	
<b>Fund Balance - Beginning</b>	<b>\$144,693</b>		<b>\$369,687</b>	
<b>Fund Balance - Ending</b>	<b>\$143,962</b>		<b>\$367,582</b>	
			Reserve	\$214,519
			Revenue	\$149,978
			Interest	\$420
			Principal	\$511
			Prepayment	\$29
			Redemption	\$142
			Due from General Fund	\$1,982
				<u>\$367,582</u>

**Cypress Bluff**  
**Community Development District**  
**2021 Debt Service Fund**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
-------------	-------------------	------------------------------------	------------------------	----------

**Revenues**

Assessments-Tax Collector	\$12,354	\$12,354	\$12,389	\$36
Assessments-Direct	\$102,896	\$102,896	\$102,896	(\$0)
Interest Income	\$100	\$0	\$0	\$0

<b>Total Revenues</b>	<b>\$115,350</b>	<b>\$115,250</b>	<b>\$115,286</b>	<b>\$36</b>
-----------------------	------------------	------------------	------------------	-------------

**Expenditures**

Series 2021

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

<b>Total Expenditures</b>	<b>\$114,756</b>	<b>\$114,756</b>	<b>\$114,756</b>	<b>\$0</b>
---------------------------	------------------	------------------	------------------	------------

<b>Excess Revenues (Expenditures)</b>	<b>\$594</b>	<b>\$529</b>
---------------------------------------	--------------	--------------

<b>Fund Balance - Beginning</b>	<b>\$39,519</b>	<b>\$97,144</b>
---------------------------------	-----------------	-----------------

<b>Fund Balance - Ending</b>	<b>\$40,113</b>	<b>\$97,674</b>
------------------------------	-----------------	-----------------

Reserve	\$57,625
Revenue	\$39,991
Due from General Fund	\$58
	\$97,674

**Cypress Bluff**  
**Community Development District**  
**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For The Period Ending June 30, 2023

	Series 2019	Series 2020	Series 2020A	Series 2021
<b>Revenues:</b>				
Interest	\$216	\$13	\$182	\$0
<b>Total Revenues</b>	<b>\$216</b>	<b>\$13</b>	<b>\$182</b>	<b>\$0</b>
<b>Expenditures</b>				
Capital Outlay	\$4,252	\$0	\$9,765	\$0
<b>Total Expenditures</b>	<b>\$4,252</b>	<b>\$0</b>	<b>\$9,765</b>	<b>\$0</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	(\$5,174)	(\$540)	(\$142)	\$0
<b>Total Other</b>	<b>(\$5,174)</b>	<b>(\$540)</b>	<b>(\$142)</b>	<b>\$0</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$9,210)</b>	<b>(\$527)</b>	<b>(\$9,725)</b>	<b>\$0</b>
<b>Fund Balance - Beginning</b>	<b>\$9,833</b>	<b>\$527</b>	<b>\$9,725</b>	<b>\$5,363</b>
<b>Fund Balance - Ending</b>	<b>\$623</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,363</b>

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

<b>Series 2019 Special Assessment Bonds</b>	
Interest Rate:	3.75-5.1%
Maturity Date:	5/1/2048
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$362,315.75
Reserve Fund Balance:	\$362,315.75
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)
Mandatory Principal- 5/1/2023	(\$215,000)
<b>Current Bonds Outstanding</b>	<b>\$10,290,000</b>

<b>Series 2020 Special Assessment Bonds</b>	
Interest Rate:	3.9-5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$249,203.33
Reserve Fund Balance:	\$249,203.33
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)
<b>Current Bonds Outstanding</b>	<b>\$7,150,000</b>

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

<b>Series 2020A Special Assessment Bonds (Del Webb)</b>	
Interest Rate:	2.7-3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$214,519.18
Reserve Fund Balance:	\$214,519.18
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)
Mandatory Principal- 5/1/2023	(\$160,000)
Current Bonds Outstanding	\$7,185,000

<b>Series 2021 Special Assessment Bonds</b>	
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)
Mandatory Principal- 5/1/2023	(\$45,000)
Current Bonds Outstanding	\$1,960,000



**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

**Fiscal Year 2023 Assessment Receipts**

ASSESSED TO	ASSESSED						
	# UNITS ASSESSED	SERIES 2019 DEBT NET	SERIES 2020 DEBT NET	SERIES 2020A DEBT NET	SERIES 2021 DEBT NET	O&M NET	TOTAL NET ASMTS
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
<b>NET ASSESSMENTS BULK LANDS (1)</b>	<b>393</b>	<b>774.78</b>	<b>201,491.10</b>	<b>-</b>	<b>102,896.16</b>	<b>196,500.00</b>	<b>501,662.04</b>
<b>TAX ROLL</b>	<b>1,605</b>	<b>724,356.13</b>	<b>293,109.04</b>	<b>422,537.92</b>	<b>12,353.76</b>	<b>711,673.81</b>	<b>2,164,030.66</b>
<b>TOTAL DISTRICT</b>	<b>1,998</b>	<b>725,130.91</b>	<b>494,600.14</b>	<b>422,537.92</b>	<b>115,249.92</b>	<b>908,173.81</b>	<b>2,665,692.70</b>

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

ASSESSED TO	RECEIPTS						
	BALANCE DUE (DISCOUNTS NOT TAKEN)	SERIES 2019 DEBT PAID	SERIES 2020 DEBT PAID	SERIES 2020A DEBT PAID	SERIES 2021 PAID	O&M PAID	TOTAL ASMTS PAID
TOLL SOUTHEAST LP COMPANY INC.	-	774.78	75,946.65		9,283.86	55,000.00	141,005.29
DRP CND ICI LLC / WEEKLEY	-	-	125,544.45	-	93,612.30	141,500.00	360,656.75
<b>BULK LANDS</b>	<b>-</b>	<b>774.78</b>	<b>201,491.10</b>	<b>-</b>	<b>102,896.16</b>	<b>196,500.00</b>	<b>501,662.04</b>
<b>TAX ROLL</b>	<b>(6,242.93)</b>	<b>726,445.78</b>	<b>293,954.61</b>	<b>423,756.89</b>	<b>12,389.42</b>	<b>713,726.89</b>	<b>2,170,273.59</b>
<b>TOTAL DISTRICT</b>	<b>(6,242.93)</b>	<b>727,220.56</b>	<b>495,445.71</b>	<b>423,756.89</b>	<b>115,285.58</b>	<b>910,226.89</b>	<b>2,671,935.63</b>

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	332,475.30	134,535.36	193,942.47	5,670.31	326,654.19	993,277.63
5	12/6/2022	32,001.54	12,949.35	18,667.43	545.78	31,441.25	95,605.35
6	12/19/2022	254,058.30	102,804.11	148,199.57	4,332.92	249,610.14	759,005.04
7	1/9/2023	8,524.59	3,449.46	4,972.64	145.39	8,375.34	25,467.42
8	1/24/2023	2,256.54	913.11	1,316.31	38.48	2,217.04	6,741.48
9	2/17/2023	3,150.82	1,274.97	1,837.97	53.74	3,095.66	9,413.16
10	2/27/2023	701.38	283.81	409.14	11.96	689.10	2,095.40
11	3/7/2023	1,853.28	749.93	1,081.07	31.61	1,820.84	5,536.73
12	3/17/2023	976.33	395.07	569.52	16.65	959.24	2,916.81
13	4/11/2023	3,448.74	1,395.52	2,011.75	58.82	3,388.36	10,303.19
14	4/19/2023	135.43	54.80	79.00	2.31	133.06	404.60
15	5/5/2023	4,052.31	1,639.76	2,363.83	69.11	3,981.36	12,106.38
16	5/22/2023	6,713.84	2,716.74	3,916.38	114.50	6,596.29	20,057.76
17	6/7/2023	552.64	223.62	322.37	9.43	542.96	1,651.02
TAX CERTIFICATES	6/15/2023	2,845.31	1,151.35	1,659.75	48.53	2,795.49	8,500.43
		-	-	-	-	-	-
		-	-	-	-	-	-
		-	-	-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>726,445.78</b>	<b>293,954.61</b>	<b>423,756.89</b>	<b>12,389.42</b>	<b>713,726.89</b>	<b>2,170,273.63</b>

% COLLECTED DIRECT INVOICE	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%
% COLLECTED TAX ROLL	100.3%	100.3%	100.3%	0.0%	100.3%	100.3%

*B.*

# Cypress Bluff

## Community Development District

### Check Run Summary 5/1/23 - 6/30/23

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>Payroll</b>	6/1/23	50197-50201	\$ 938.80
		Subtotal	<u>\$ 938.80</u>
<b>General Fund</b>	5/5/23	881-891	\$ 36,583.68
	5/30/23	892-896	\$ 36,376.25
	6/5/23	897-902	\$ 1,558.55
	6/9/23	903-909	\$ 28,646.82
	6/22/23	910-915	\$ 28,917.93
	6/30/23	916-917	\$ 1,002.75
		Subtotal	<u>\$ 133,085.98</u>
<b>Total</b>			<b>\$ 134,024.78</b>

PR300R

PAYROLL CHECK REGISTER

RUN 6/01/23 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50197	3	CHRIS PRICE	184.70	6/01/2023
50198	5	JOHN L HOLMES III	200.00	6/01/2023
50199	2	JOHN S HEWINS JR	184.70	6/01/2023
50200	1	RICHARD T RAY	184.70	6/01/2023
50201	6	WILLIAM J CELLAR	184.70	6/01/2023
TOTAL FOR REGISTER			938.80	

CYBL CYPRESS BLUFF DLAUGHLIN

# Attendance Sheet

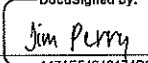
District Name: Cypress Bluff CDD

Board Meeting Date: May 23, 2023 Meeting

	<b>Name</b>	<b>In Attendance</b>	<b>Fee</b>
1	Richard Ray <i>Chairperson</i>	<input checked="" type="checkbox"/>	YES-\$200
2	John Hewins <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
3	John Holmes <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	YES - \$200
4	William Cellar <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200
5	Chris Price <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	YES - \$200

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

**Approved for Payment:**

DocuSigned by:  
  
1471EE4342174D3  
District Manager Signature

5/26/2023  
Date

**PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN**

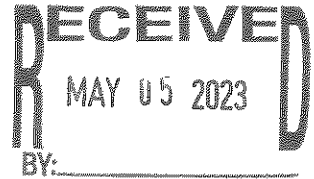
**BEAUTIFUL**  
**CREATURES**  
 FARM TO YOU REVUE

Mailing Address  
 19410 SW 25th Place  
 Dunnellon, FL 34431

Call/text 518-1239  
 Email: farmtoyourevue@icloud.com  
[www.FarmToYouRevue.com](http://www.FarmToYouRevue.com)

# Invoice

Date: 5/4/23  
 Invoice #: 202347



Attention:	Marcy Pollicino	Project Title:	Goat Yoga
Title:		Project Description:	Goats
Company Name:	eTown	P.O. Number:	
Address:	10571 eTown Parkway	Invoice Number:	202347
City, State Zip Code:	Jacksonville, FL 32256	Term:	5/13/23
Phone:	904-527-1081		

1,320.572.494

Description	Quantity	Unit Price	Cost
Custom - 10-12 goats for Goat Yoga 10am-11am	1	\$600.00	\$600.00
			\$0.00
Travel	1	\$200.00	\$200.00
			\$0.00
			\$0.00
	1	Subtotal	\$800.00
Not For Profit	Tax	0.00%	\$0.00
<b>Total</b>			<b>\$800.00</b>

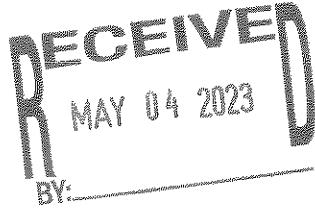
**Payment Information:**

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

**Thank you very much for your business!**

**Candice & Scott Miller.**

# INVOICE



1.320.572.494

**First Coast Foam Party LLC**

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

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

**Invoice No#:** 2023-05-29-01

**Invoice Date:** Feb 2, 2023

**Due Date:** May 28, 2023



## \$925.00

**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

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	3 hour party - memorial day 1100 - 2pm golf-bubbles-cotton candy	\$925.00	\$925.00
		Subtotal	\$925.00
		Shipping	\$0.00
		<b>TOTAL</b>	<b>\$925.00 USD</b>

### NOTES TO CUSTOMER

Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome!

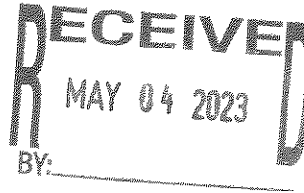
### TERMS AND CONDITIONS

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.

# Glenn Mack, INC

## INVOICE

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



**Billed To:**  
Cypress Bluff Community  
Development District

**Invoice Date** 01/05/2023

Description			Price
Balance for Musical performance on May 19 2023			\$350.00
Due on day of performance.			
		<b>Sub Total:</b>	
		<b>Tax:</b>	
		<b>Total Due:</b>	\$350.00



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 74

Invoice Date: 5/1/23

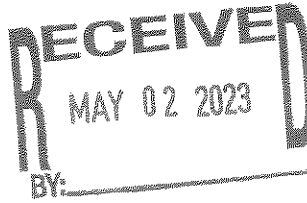
Due Date: 5/1/23

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 - May 2023	1,310.513	3.40	4,095.00
Website Administration - May 2023	521		104.17
Information Technology - May 2023	352		208.33
Dissemination Agent Services - May 2023	313		500.00
Office Supplies	510		0.81
Postage	420		50.12
Copies	425		15.45

**Total** \$4,973.88

**Payments/Credits** \$0.00

**Balance Due** \$4,973.88

# Grau and Associates

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

Phone: 561-994-9299

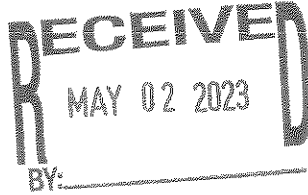
Fax: 561-994-5823

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

Invoice No. 24034  
Date 05/02/2023

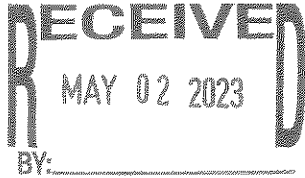
1,310,513.316

SERVICE	AMOUNT
Project: Audit - FYE September 30, 2022 Audit Services	\$ 1,200.00
<b>Subtotal:</b>	<u>1,200.00</u>
Total	1,200.00
Current Amount Due	<u>\$ 1,200.00</u>



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.



**Grau & Associates**  
 951 Yamato Road, Suite 280  
 Boca Raton, FL 33431  
 561-994-9299

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

Statement Date 05/02/2023  
 Client No. 160

Invoice	Date	Description	Charge	Credit	Balance
<b>Current Activity Through 05/02/2023</b>					
24034	05/02/2023	Invoice	1,200.00		1,200.00
			<b>Current Balance</b>	<b>\$</b>	<b>1,200.00</b>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	\$ 1,200.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 28, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

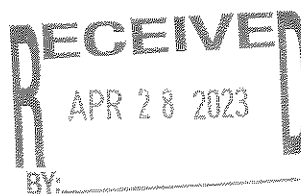
A/C # 24690470

Reference: Invoice No. 3210598

Client Matter No. 4123-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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. 3210598  
4123-1

Re: General Counsel

For Professional Legal Services Rendered

03/01/23	K. Buchanan	0.30	100.50	Perform meeting follow up
03/04/23	S. Sandy	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
03/16/23	K. Magee	1.00	260.00	Prepare contract for exterior painting services
03/23/23	K. Buchanan	0.80	268.00	Review matters relating to landscape maintenance request for proposals
03/24/23	K. Buchanan	0.10	33.50	Plan budget document preparation
03/24/23	J. Gillis	0.10	16.50	Confer with staff regarding FY 2024 budget documents
03/27/23	K. Buchanan	0.50	167.50	Confer with district manager regarding landscape maintenance contract
03/27/23	J. Gillis	0.60	99.00	Draft FY 2024 proposed budget resolution, published notice, appropriation and assessment resolution

**KUTAK ROCK LLP**

Cypress Bluff CDD

April 28, 2023

Client Matter No. 4123-1

Invoice No. 3210598

Page 2

03/29/23	K. Buchanan	0.30	100.50	Perform meeting follow up
03/29/23	K. Magee	0.50	130.00	Review Performer Agreement for legal sufficiency
03/30/23	J. Gillis	1.40	231.00	Review Sun State agreements for eTown Parkway Phase 1 and Phase 2 landscape and irrigation maintenance; confer with staff regarding same; draft amendments to both agreements
03/30/23	J. Gillis	0.20	33.00	Confer with staff regarding agreement renewals with Sun State

TOTAL HOURS 6.30

TOTAL FOR SERVICES RENDERED \$1,632.00

DISBURSEMENTS

Meals 18.87  
Travel Expenses 141.82

TOTAL DISBURSEMENTS 160.69

TOTAL CURRENT AMOUNT DUE \$1,792.69



Signature  
Service

Service Contract  
**INVOICE**

Page 1 of 2

**CUSTOMER NO.:** 66614678  
**DATE:** 2/13/2023  
**INVOICE NO.:** 100401088459

ETOWN SWIM & FITNESS  
**DUE DATE: 3/15/2023**

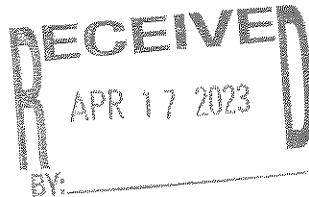
**ACCOUNT SUMMARY**

**BUILDING ADDRESS**

ETOWN SWIM & FITNESS 11003 ETOWN PKWY JACKSONVILLE FL 32256-5892  
**CONTRACT:** 120512 | TAJ06137

1.320.572.46610

**Maintenance Service from 3/1/2023 to 2/29/2024** **\$3,311.88**



**NET SERVICE CONTRACT AMOUNT** **\$3,311.88**  
Sales Tax **\$0.00**

**TOTAL SERVICE CONTRACT AMOUNT DUE** **\$3,311.88**

**IMPORTANT MESSAGES**

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

**QUESTIONS?**

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

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

100

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.  
PAYMENTS NOT RECEIVED BY THE DUE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH (18% PER ANNUM) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

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

**OTIS**

11760 US Hwy 1 Suite W600 Palm Beach Gardens FL 33408

**CUSTOMER NO.:** 66614678  
**DUE DATE:** 3/15/2023  
**INVOICE NO.:** 100401088459  
**TOTAL SERVICE CONTRACT AMOUNT:** \$ 3,311.88

**MAKE CHECK PAYABLE TO:**

CYPRESS BLUFF COO  
475 WEST TOWN PLACE  
SAINT AUGUSTINE FL 32092

Otis Elevator Company  
PO Box 730400  
Dallas TX 75373-0400

100401088459 0000331188 0



**CUSTOMER NO.:** 66614678  
**DATE:** 2/13/2023  
**INVOICE NO.:** 100401088459

ETOWN SWIM & FITNESS



To: Customer  
CYPRESS BLUFF COO  
475 WEST TOWN PLACE  
SAINT AUGUSTINE FL 32092

Re: Price Adjustment Notification (NOT AN INVOICE)

Building

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

Dear Valued Customer:

Please accept this letter as notification of an adjusted contractual price. This is the result of an increase in the mechanic's straight time hourly labor rate in accordance with the provision for the adjustment in price set forth in the contract entered for the maintenance of your elevator equipment.

The adjusted contract price becomes effective on March 1, 2023 and remains in effect until February 29, 2024.

Below is a detailed explanation of how the adjusted contract price was calculated. The new contract price indicated below is for all units on the contract and does not reflect a credit for any suspended units. We hope to continue to build a strong customer relationship and assure you of our quality service so if you have any questions please don't hesitate to call us.

Best Regards.

Labor Price Adjustment Calculation

Contract #	Labor				Total		
	A	B	C=(B/A)-1	D	E=D*(1+C)	F	G=F*E
	Old Mechanic Rate/Hr	New Mechanic Rate/Hr	Percent Change	Old Contract Monthly Price	New (Adj) Contract Monthly Price	Months Included on Each Bill	New Gross (bill freq) Contract Price
120512	\$83.04	\$91.67	10.40%	\$250.00	\$275.99	12	\$3,311.88

**Otis Elevator Company**  
11760 US Hwy 1 Suite W600  
Palm Beach Gardens, FL 33408

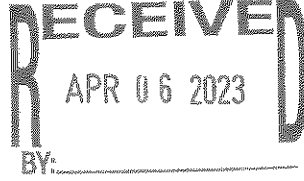
**Customer No.**  
66614678

**Statement Date**  
4/5/2023

**Amount Due**  
3,311.88

## STATEMENT

**Mail payment to:**  
**Otis Elevator Company**  
PO Box 730400  
Dallas, TX 75373-0400



**CYPRESS BLUFF COO**  
475 WEST TOWN PLACE  
SAINT AUGUSTINE, FL 32092

Please provide your name, phone number and/or email address should we have any questions on how to apply your payment: \_\_\_\_\_

---

## STATEMENT

For any questions concerning this statement, please contact:  
959-200-3979 or Hemavathi.B@otis.com

Page 1 of 1

<b>Building Reference:</b>	ETOWN SWIM & FITNESS	<b>Customer No.</b>	<b>Statement Date</b>	<b>Amount Due</b>
		66614678	4/5/2023	3,311.88
<b>Invoice Number</b>	<b>Document Type</b>	<b>Invoice Date</b>	<b>Gross Amount</b>	<b>Open Amount</b>
100401088459	Service O Invoice	2/13/2023	3,311.88	3,311.88

For your convenience, our preferred method of payment includes payment by EFT, check and direct debit. If you would like more information about paying your invoices via our Direct Debit Program, ACH or credit card, please visit ( <https://otis.payinvoicedirect.com> ) or reach out to your AR Representative.

Unless you have directed payments to be applied to specific invoices, any unapplied cash or credits will be applied to outstanding invoices on account, oldest to newest.

Above, please find your latest statement of account. This statement does not include invoices turned over to a third party for collection. Disputed Invoices are under investigation. Please remit payment to the address above. If you have already paid, thank you. Collection data is reported to Dun & Bradstreet.





# Maintenance Invoice

Invoice#: 10062

Date: 04/28/2023

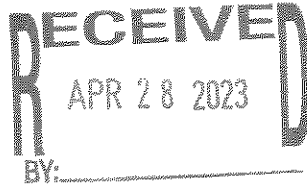
**Billed To:** Cypress Bluff CDD 2  
GMS  
475 West Town Place Ste 114  
St. Augustine FL 32092

**For:** E-Town Phase 2

1,320.572.461

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

Description	Quantity	Price	Ext Price	Sales Tax
Removed Damaged Tree and Replaced	1.00	891.25	891.25	



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

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

<b>Amount Due</b>	<b>891.25</b>
-------------------	---------------

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 10063

Date: 04/28/2023

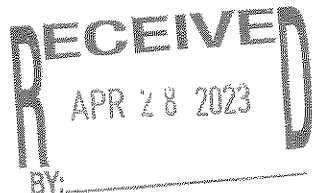
**Billed To:** Cypress Bluff CDD/E-Town Recharge Center  
11003 E-Town Parkway  
Jacksonville FL 32256

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

1,320.572.461

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

Description	Quantity	Price	Ext Price	Sales Tax
Dog Park Mulch	1.00	2,200.00	2,200.00	



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

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

Amount Due

2,200.00

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 804-355-5300 • Fax: 804-353-1499 • 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**

<b>INVOICE:</b>	617139045
<b>DATE:</b>	4/20/2023
<b>ORDER:</b>	617139045

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

1.320.572.470

Work Date	Time	Target Pest	Technician	Time In
4/20/2023	12:51 PM	ANTS, ROACH, WASP		12:51 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/20/2023		01:22 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$132.00
		<b>SUBTOTAL</b> \$132.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$132.00
		<b>AMOUNT DUE</b> \$132.00

**RECEIVED**  
 APR 21 2023  
 BY: \_\_\_\_\_

*Handwritten Signature*

\_\_\_\_\_  
 TECHNICIAN SIGNATURE

\_\_\_\_\_  
 CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

8158 4/20/2023 12:51 PM [415357] 904-710-9348



**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5300 • Fax: 904-353-4499 • 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

<b>INVOICE:</b>	617139046
<b>DATE:</b>	4/17/2023
<b>ORDER:</b>	617139046

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

**RECEIVED**  
 APR 18 2023  
 BY: \_\_\_\_\_

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

1,320.572.470

Work Date	Time	Target Pest	Technician	Time In
4/17/2023	11:59 AM	FIRE ANT		11:59 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/17/2023		12:14 PM

Service	Description	Price
LANDOFA	TURNERGREEN - GUARANTEED FIRE ANT CONTROL	\$132.00
		<b>SUBTOTAL</b> \$132.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$132.00
		<b>AMOUNT DUE</b> \$132.00

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

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

**PLEASE PAY FROM THIS INVOICE**

© 2018 Turner Pest Control LLC. All Rights Reserved.



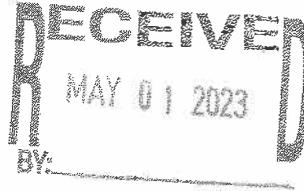
# Invoice

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

Invoice # 409546  
Date 05/01/2023  
  
Terms  
  
Due Date 05/31/2023  
  
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

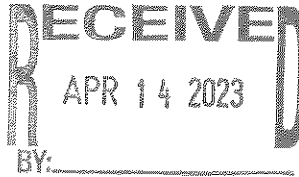


Description	Quantity	Rate	Amount
1 Amenity Manager	1	9,125.40	9,125.40
2 Facility Attendant	1	6,029.36	6,029.36
3 Pool Maintence	1	822.95	822.95
4 Janitorial	1	902.33	902.33
5 Maintenance	1	1,730.45	1,730.45
6 Pool Chemicals	1	1,156.25	1,156.25
<b>Total</b>			<b>19,766.74</b>



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

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



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

Invoice Number	237715095
Customer Number	C2943565
Invoice Date	04/13/2023
Due Date	05/13/2023
Order Date	04/11/2023
Order Number	S133646434
Order Method	WEB

**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](http://wbmason.com/paperless). Your Registration Code: 5638632242

## Looking for an easier way to see and pay bills?

Visit [WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx](http://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.

1,320,572.465

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
KCC54015	X60 CLOTHS, 16.8" X 12 1/2", 252/CARTON	3	CT	36.08	108.24

SUBTOTAL: 108.24  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 108.24  
**Total Due: 108.24**

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



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

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

Remittance Section	
Customer Number	C2943565
Invoice Number	237715095
Invoice Date	04/13/2023
Terms	Net 30
<b>Total Due</b>	<b>108.24</b>

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

C29435652377150952377150950000000108241

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

# Invoice

DATE	INVOICE #
5/5/2023	132385

<b>BILL TO</b>
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	100.00	100.00

**RECEIVED**  
MAY 05 2023  
BY: \_\_\_\_\_

<b>Total</b>	\$100.00
--------------	----------

Thank you for your business.

Clearwaterslakemgmt.com



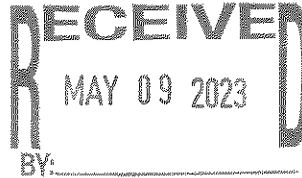
# INVOICE #2569

ISSUED:  
May 05, 2023

DUE:  
May 05, 2023

RECIPIENT:

**Cypress Bluff CDD**  
10571 eTown Parkway  
JACKSONVILLE, FL 32256



Servicing Nocatee, Ponte Vedra and Jacksonville  
Local Business, Local Owners

Phone: (904) 329-5279  
Email: info@HydroKleenPW.com  
Website: https://HydroKleenPW.com

SERVICE ADDRESS:

10571 eTown Parkway  
JACKSONVILLE, FL 32256

1.320.572.450

**For Services Rendered**

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Solar Panel Cleaning	Clean solar panels with 0 pure waterfed pole system	54	\$8.00	\$432.00
Pressure Wash	Pergola on balcony	1	\$75.00	\$75.00
WINDOWS - SPOT FREE	REVERSE OSMOSIS MACHINE CLEANED FOR SPOT-FREE FINISH \$5/ PER WINDOW - SCREENS MUST BE REMOVED BY CUSTOMER FOR CLEANING - NOTE: AN ESTIMATED NUMBER OF WINDOWS FOR QUOTING - ACTUAL NUMBER IS ADJUSTED ONSITE	25	\$5.00	\$125.00
Pressure Wash	Clean entire clubhouse building	1	\$900.00	\$900.00
Roof Cleaning	Soft wash flat roof and rinse gutter along flat roof and spraying out gutters	889	\$0.25	\$222.25*
Pressure Wash	Balcony furniture and pool furniture	1	\$375.00	\$375.00
Pressure Wash	Pool pump walls	1	\$75.00	\$75.00
Pressure Wash	Clean blue pool awnings	4	\$30.00	\$120.00
FLATWORK	Pool area and walls/curbs	10646	\$0.16	\$1,703.36
FLATWORK	All sidewalks, walls, and curbs in parking area	11419	\$0.16	\$1,827.04
FLATWORK	All concrete and walls inside amenities center area	3386	\$0.16	\$541.76
FLATWORK	Concrete pads and benches in dog park and playground	6	\$25.00	\$150.00
Pressure Wash	Recharge sign and E town signs	4	\$100.00	\$400.00





Commercial

Residential

# INVOICE #2569

ISSUED:

May 05, 2023

DUE:

May 05, 2023

**Total**

**\$6,946.41**

Thank you for your business, and be sure to schedule your recurring appointment for the best appointment times.

Please contact us with any questions regarding this invoice.

# Jacksonville Daily Record

A Division of  
DAILY RECORD & OBSERVER, LLC

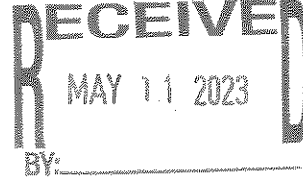
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

May 11, 2023

Date

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



Serial # <u>23-02867D</u>	PO/File # _____	<u>\$99.88</u>
Notice of Meeting of the Board of Supervisors		<b>Payment Due</b>
Cypress Bluff Community Development District		<u>\$99.88</u>
		<b>Publication Fee</b>
Case Number _____		<b>Amount Paid</b>
Publication Dates <u>5/11</u>		<b>Payment Due Upon Receipt</b>
County <u>Duval</u>		For your convenience, you may remit payment online at <a href="http://www.jaxdailyrecord.com/send-payment">www.jaxdailyrecord.com/send-payment</a> .

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

If your payment is being mailed, please reference **Serial # 23-02867D** on your check or remittance advice.

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://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, May 23, 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](mailto:jperry@gmsnf.com) ("District Manager's Office") during normal business hours, and will be available on the District's website, [www.Cypress-BluffCDD.com](http://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  
May 11 00 (23-02867D)



# Maintenance Invoice

Invoice#: 10153

Date: 05/01/2023

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

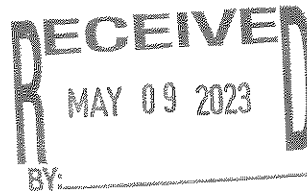
**For:** E-Town Interchange East

---

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

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



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

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

<b>Amount Due</b>	<b>4,160.00</b>
-------------------	-----------------

If you have any questions concerning this invoice,  
please contact Sheri Home @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 10156

Date: 05/01/2023

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

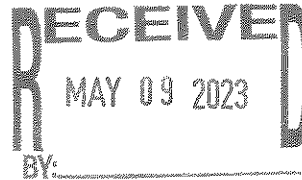
**For:** E-Town Phase 1

---

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

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



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

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

<b>Amount Due</b>	<b>6,027.00</b>
-------------------	-----------------

If you have any questions concerning this invoice,  
please contact Sheri Home @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 10157

Date: 05/01/2023

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

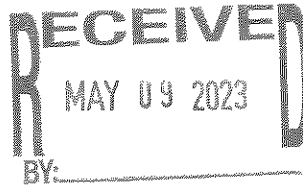
**For:** E-Town Phase 2

---

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

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



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

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

<b>Amount Due</b>	<b>14,210.00</b>
-------------------	------------------

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 10158

Date: 05/01/2023

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

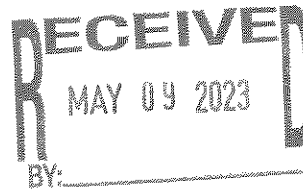
**For:** E-Town Recharge Center  
110003 E-Town Parkway  
Jacksonville FL 32256

---

For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

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



**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 Home @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 10279

Date: 05/22/2023

**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](mailto:service@sunstatenursery.com)

---

Description	Quantity	Price	Ext Price	Sales Tax
Pump Station Repairs	1.00	1,397.61	1,397.61	

RECEIVED  
MAY 22 2023  
BY: \_\_\_\_\_

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

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

Amount Due

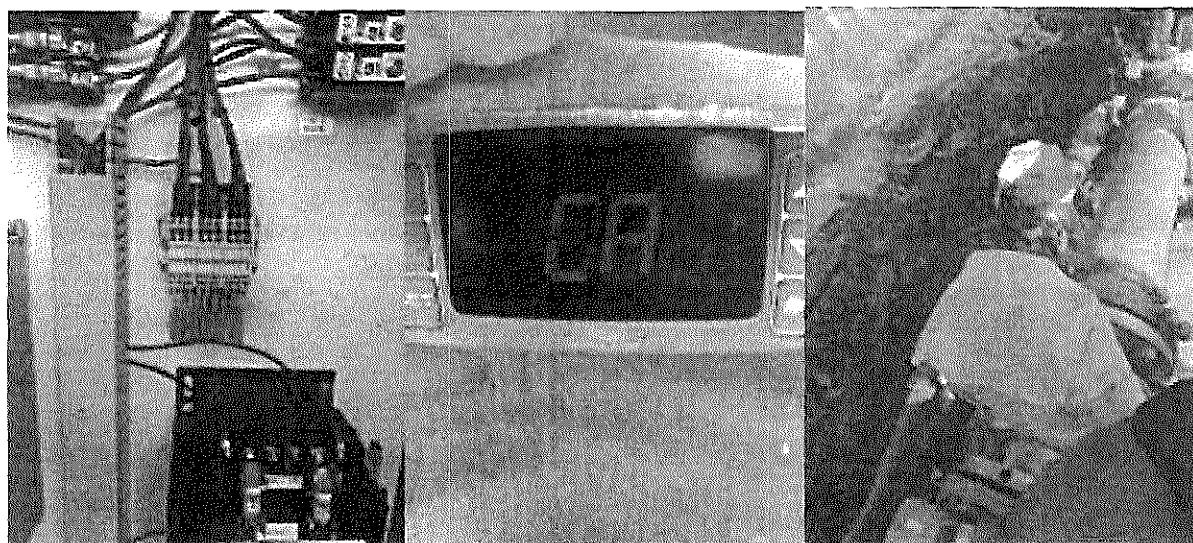
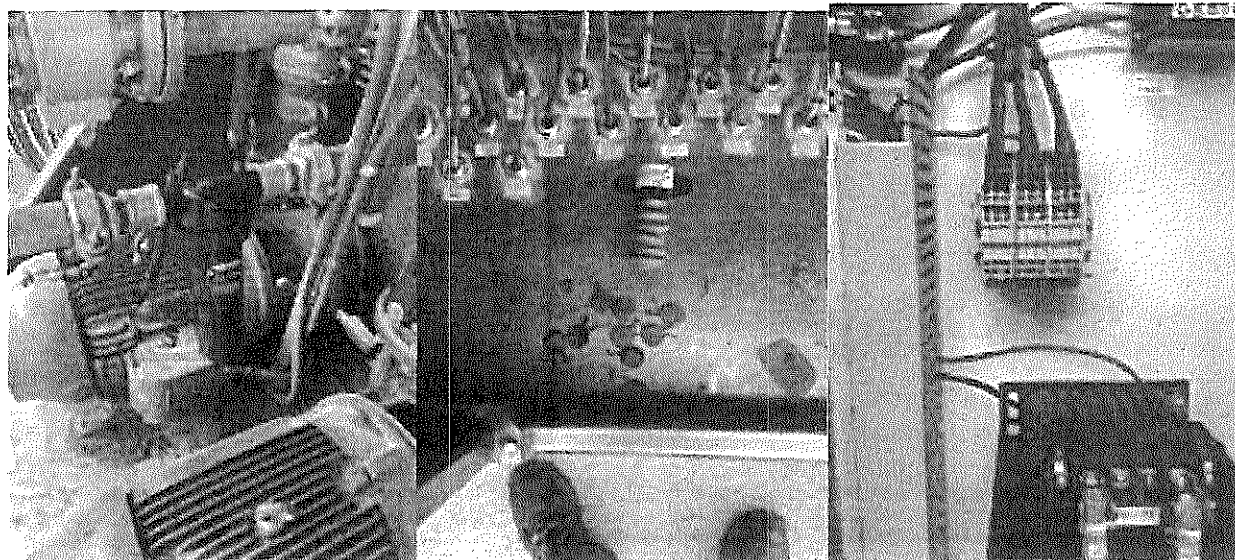
1,397.61

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



## Work Performed



## Additional Work Required

**Wipes LLC**

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

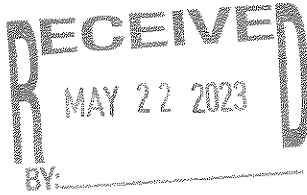


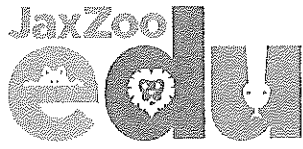
**INVOICE**

<b>BILL TO</b>	<b>SHIP TO</b>	<b>SHIP DATE</b>	<b>05/22/2023</b>	<b>INVOICE</b>	<b>14389</b>
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	<b>SHIP VIA</b>	<b>UPS</b>	<b>DATE</b>	<b>05/22/2023</b>
475 West Town Place	ReCHARGE Amenity Center			<b>TERMS</b>	<b>Due on receipt</b>
Suite 114	10571 eTown Parkway			<b>DUE DATE</b>	<b>05/22/2023</b>
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 22 May 15:09:26 UTC 2023	1	0.00	0.00

SUBTOTAL	115.35
TAX	0.00
TOTAL	115.35
<hr/>	
BALANCE DUE	<b>\$115.35</b>



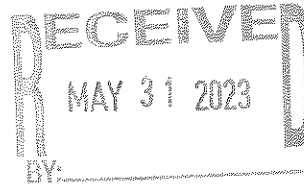


# Outreach Invoice

Jacksonville Zoo and Gardens  
 Education Department  
 370 Zoo Parkway, Jacksonville, FL 32218  
 904-757-4463 ext. 122

DATE: MAY 31, 2023

BILL TO Cypress Bluff CDD  
 475 West Town Place  
 Suite 114  
 St. Augustine, FL 32902



DATE	QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
6/9/23	1	General Tier 1 Program	180.00	180.00
Total:				<b>\$180.00</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

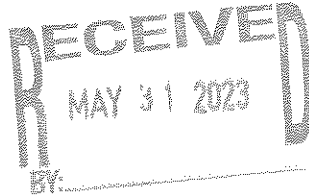
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 31, 2023

**Check Remit To:**  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157



Reference: Invoice No. 3225840  
Client Matter No. 4123-1  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3225840  
4123-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/23	S. Sandy	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
04/12/23	K. Magee	0.60	156.00	Review draft of First Amendment to Landscape Maintenance Agreement with Sunscape
TOTAL HOURS		1.10		

**KUTAK ROCK LLP**

Cypress Bluff CDD

May 31, 2023

Client Matter No. 4123-1

Invoice No. 3225840

Page 2

TOTAL FOR SERVICES RENDERED \$348.50

DISBURSEMENTS

Travel Expenses 65.57

TOTAL DISBURSEMENTS 65.57

TOTAL CURRENT AMOUNT DUE \$414.07

**Kyra Livingston**

168 Marsh Island Circle  
Saint Augustine, FL 32095 US  
kyralivingston@yahoo.com



**INVOICE**

BILL TO  
Cypress bluff CDD

INVOICE            Live music 2/4/58  
DATE                03/15/2023  
TERMS               Net 30  
DUE DATE           05/29/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Live music		1	400.00	400.00
BALANCE DUE					<b>\$400.00</b>

# Service Slip/Invoice

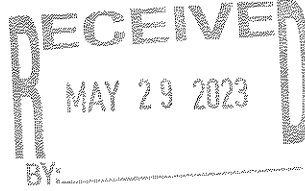


**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

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

<b>INVOICE:</b>	617245249
<b>DATE:</b>	5/25/2023
<b>ORDER:</b>	617245249

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
5/25/2023	12:55 PM	ANTS, ROACH, WASP		12:55 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/25/2023		01:42 PM

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

CPCM	Commercial Pest Control - Monthly Service	\$132.00
------	---	----------

<b>SUBTOTAL</b>	\$132.00
<b>TAX</b>	\$0.00
<b>AMT. PAID</b>	\$0.00
<b>TOTAL</b>	\$132.00

**AMOUNT DUE \$132.00**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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



1824 Phoenix Avenue  
Jacksonville, FL 32206

Please remit check payments to:  
P.O. Box 3264  
Jacksonville, FL 32206

# Invoice

Date	Invoice #
5/24/2023	23-00446

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

<b>Ship To</b>

P.O. Number	Terms	Rep	Via	Project	
	Due on receipt	JW		Feeder Tubing	
Quantity	Item Code	Description	U/M	Price Each	Amount
	Parts Service	Pinch tube for chlorine feeder pump		25.90	25.90
	Labor	Replace and test pinch tube		159.73	159.73

All work is complete!

**Total** **\$185.63**

**PLEASE NOTE:**  
DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS  
STARTED. CREDIT CARD PAYMENTS ARE SUBJECT TO A 2.5%  
PROCESSING FEE.

**Payments** \$0.00

**Balance Due** **\$185.63**





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

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

Invoice Number	238470318
Customer Number	C2943565
Invoice Date	05/16/2023
Due Date	06/15/2023
Order Date	05/15/2023
Order Number	S134559202
Order Method	WEB

14955 1 AB 0.507 E0127X I0221 D10980791814 S2 P9689684 0001:0001



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

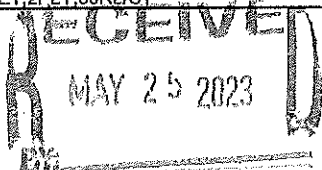
### Important Messages

Sign up for Paperless Invoicing at [wbmason.com/paperless](http://wbmason.com/paperless). Your Registration Code: 5638632242

## Looking for an easier way to see and pay bills?

Visit [WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx](http://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
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	2	CT	71.28	142.56
KCC17713	TISSUE,TOILET,2PLY,60RL/CT	1	CT	65.71	65.71



SUBTOTAL:	208.27
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	208.27
Total Due:	208.27

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	238470318
Invoice Date	05/16/2023
Terms	Net 30
<b>Total Due</b>	<b>208.27</b>

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

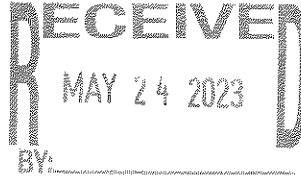
W.B. MASON CO., INC.  
PO BOX 981101  
BOSTON, MA 02298-1101



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

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

Invoice Number	238582359
Customer Number	C2943565
Invoice Date	05/22/2023
Due Date	06/21/2023
Order Date	05/15/2023
Order Number	S134559202
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](http://wbmason.com/paperless). Your Registration Code: 5638632242

## Looking for an easier way to see and pay bills?

Visit [WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx](http://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, 16.8" X 12 1/2", 252/CARTON	1	CT	38.58	38.58

SUBTOTAL: 38.58  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 38.58  
**Total Due: 38.58**

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	238582359
Invoice Date	05/22/2023
Terms	Net 30
<b>Total Due</b>	<b>38.58</b>

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

C29435652385823592385823590000000038587

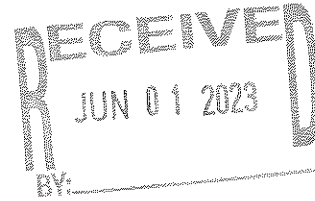
**AIA SOLAR**  
CONTRACTING INCORPORATED

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

**Invoice**

Date	Invoice #
5/8/23	18622.SC01

Bill To
eTown Swim & Fitness 10571 eTown Parkway, Jacksonville, FL, 32256



Terms	P.O. No.	Sales Rep
Due on receipt	18622.SC01	RB4

Description	Qty	Amount
Service Call: Swap micro x1		400.00
Exempt from Sales Tax		0.00

Why pay for energy when sunshine is free?	<b>Total Payments</b>	\$0.00
	<b>Balance Due</b>	\$400.00

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

# Invoice

DATE	INVOICE #
6/5/2023	133162

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

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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00

**RECEIVED**  
JUN 06 2023  
BY: \_\_\_\_\_

Thank you for your business.	Clearwaterslakemgmt.com	<b>Total</b>	\$100.00
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**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 75  
**Invoice Date:** 6/1/23  
**Due Date:** 6/1/23  
**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 - June 2023		4,095.00	4,095.00
Website Administration - June 2023		104.17	104.17
Information Technology - June 2023		208.33	208.33
Dissemination Agent Services - June 2023		500.00	500.00
Office Supplies		18.10	18.10
Postage		188.13	188.13
Copies		196.35	196.35
PeopleVine - April & May 2023		1,500.00	1,500.00

RECEIVED  
JUN 02 2023  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$6,810.08</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$6,810.08</b>



Joseph A Downing

**Invoice For**

#001

Name: Tommy Quinn Bluff

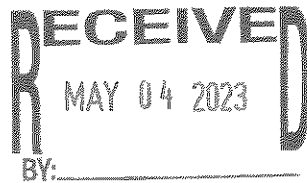
Sent on: 03/27/2023

Email: mpollicino@vestapropertyservi

Due on: Performed

Note: Mailing Address: 2013 Chaucer Ln Ponte Vedra FL 32081

Item	Quantity	Price	Amount
Performance on 6/24/2023- 2 Hours 1-3p	1		\$300.00
Performance on 8/26/2023- 2 Hours 1-3p	1		300.00
			0
		Subtotal	0
		Tax	0
		Discounts	
		<b>Total</b>	<b>\$600.00</b>



**Joseph A Downing**  
 joedowningmusic@gmail.com  
 (615)627-7948



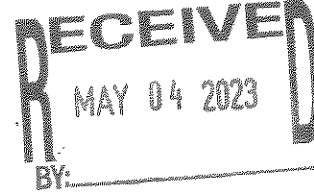
Get paid faster with online invoices from Square.  
<https://squareup.com/invoices>



# INVOICE

11925 Alden Trace Blvd N  
Jacksonville FL 32246

Attention: Cypress Bluff CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32902  
Invoice Number: 124466



Description	Date	Time	Price
• DJ Ross for Poolside	6/16/2023	6pm - 8pm	\$ 300.00
• DJ Ross for Poolside	7/21/2023	6pm - 8pm	\$300.00

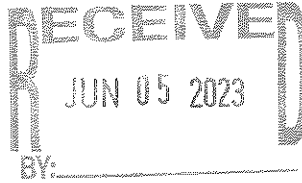
**Final Balance Due by July 21st, 2023** **\$ 600.00**

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



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

**Invoice #101909**  
 Invoice Date: 5/30/2023



Account #100411  
 Cypress Bluff Etown Amenity Center

**Invoice**

**Billing Location Information**

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

**Service Information**

Services	Qty	Rate	Price
<b>10571 E Town Pkwy, Jacksonville, FL 32256</b>			
<b>5/30/2023 PM: Quarterly</b> 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
		<b>Subtotal:</b>	\$370.00
		<b>Tax:</b>	\$0.00
		<b>Total:</b>	\$370.00
		<b>Amount Paid:</b>	\$0.00
		<b>Balance Due:</b>	\$370.00



**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 #** 101909

**Date** Tuesday, May 30, 2023

**Remit To:** Southeast Fitness Repair  
14476 Duval Place West #208  
Jacksonville, FL 32218

**Amount Paid** \_\_\_\_\_

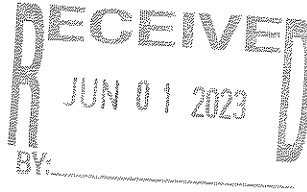
**Check Number** \_\_\_\_\_

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



# Invoice

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



Invoice # 410307  
Date 06/01/2023  
  
Terms  
Due Date 06/30/2023  
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

Description	Quantity	Rate	Amount
Amenity Manager	1	9,125.40	9,125.40
Facility Attendant	1	6,029.36	6,029.36
Pool Maintenance	1	822.95	822.95
Janitorial	1	902.33	902.33
Maintenance	1	1,730.45	1,730.45
Pool Chemicals	1	1,156.25	1,156.25

**Total** 19,766.74



Invoice

CFC #1426235

PO Box 600921 \* Jacksonville, FL 32260

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

Date	Invoice #
6/14/2023	2023-51686

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

Job Location
eTown 10571 eTown Parkway Jacksonville, FL 32256

Description	Amount
<p>DOS: 6/12/23 Ticket: Gym water fountain turned off completely. Sensor on toilet fell off, men's Called out for a detached flushometer cap in the 3rd men's stall from back and no power to the gym water fountain. I reattached the cap and wiring in the men's restroom. I checked all the toilets per Marcy and found them all flushing at this time. As for the fountain, I tested the outlet and found no power. We checked the breaker and found it tripped. We flipped it on and are happy to report no issues at this time</p> <p style="text-align: center;"><b>RECEIVED</b> JUN 14 2023 BY: _____</p>	217.00

Technician	ZD	Thank you for your business, Dawn	<b>Total</b>	\$217.00
------------	----	-----------------------------------	--------------	----------

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

June 05, 2023  
Project No: 13102.26002  
Invoice No: 0208703

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

Tasks this month included:  
- Annual Report

Professional Services rendered through May 27, 2023

**Professional Personnel**

	Hours	Rate	Amount
Senior Engineer/Senior Project Manager			
Newland, Ann Marie 5/27/2023	1.00	215.00	215.00
Totals	1.00		215.00
<b>Total Labor</b>			<b>215.00</b>

Invoice Total this Period \$215.00

RECEIVED  
JUN 13 2023  
BY: \_\_\_\_\_

RECEIVED  
JUN 12 2023  
BY: \_\_\_\_\_

**England-Thims & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-648-9485  
CA-0000254 LC-000018



# Sales Order

Date	S.O. No.
6/13/2023	23722

2921 NW 8th Place Ph: 352-351-3578

Ocala, FL 34478 Fax: 352-351-0983

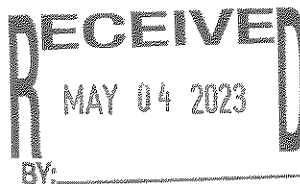
Customer				Ship To		
Cypress Bluff Community Development Dist. 475 W Town Place STE 114 St. Augustine, FL 32092				eTown 10571 eTown Parkway Jacksonville, FL 32256		
Customer P.O.#	Terms	Ship Date	Ship Via	Rep	Project / Job	
	15 Day Net Trust	6/13/2023		TED		
Line	Item	Description	Qty	Rate	Invoiced	Amount
	ML3TPKA	Top Pull Magna Latch, Black with keys	1	86.93	0	86.93T
	Freight Out	Freight Charges UPS	1	32.00	0	32.00T
				<b>Subtotal</b>	<b>\$118.93</b>	
				<b>Sales Tax (0.0%)</b>	<b>\$0.00</b>	
<b>Signature</b>				<b>Total</b>	<b>\$118.93</b>	



**Pierre & Co**  
 Jacksonville, Florida 32221-5600  
 United States  
 bookings@pmkendrick.com  
 Phone: (904) 878-1303

**Invoice #0000141**

Issue Date: Apr 6, 2023  
 Due Date: Jul 3, 2023



**Bill to:**  
**Cypress Bluff CDD**  
 475 West Town Place  
 St Augustine FL, US-FL 32902  
 United States

**Additional Customer Info:**  
 mpolicino@vestapropertyservices.com

**July 4th 2023 Event DJ**

1,320,572.494

Product or Service	Quantity	Price	Line Total
Event DJ	1	\$450.00	\$450.00
Subtotal			\$450.00
Invoice Total			\$450.00
Amount Paid			\$0.00
Balance Due			<b>\$450.00</b>

Music by...  
*Rob & Julie*  
Live Acoustic Tunes and DJ Service  
Jacksonville, FL  
C: (715)923-1831  
robjules713@gmail.com



Invoice 7523

May 11, 2023

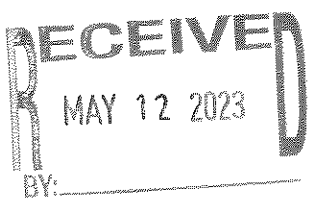
**Bill To:**  
Cypress Bluff Community Development District  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Performance Information:  
July 5, from 6 to 8 pm poolside for adult swim

Amount Due: \$200

Please make check payable to:

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



Thank you for choosing us for your entertainment!



# Maintenance Invoice

Invoice#: 10482

Date: 06/01/2023

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

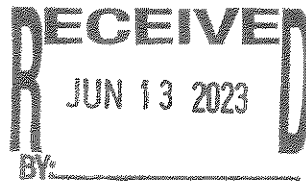
**For:** E-Town Interchange East

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For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

---

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



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

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

<b>Amount Due</b>	<b>4,160.00</b>
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If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!





# Maintenance Invoice

Invoice#: 10485

Date: 06/01/2023

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

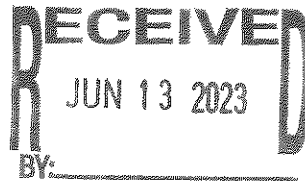
**For:** E-Town Phase 1

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For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

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



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

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

<b>Amount Due</b>	<b>6,027.00</b>
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If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 10486

Date: 06/01/2023

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

**For:** E-Town Phase 2

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For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

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

RECEIVED  
JUN 13 2023  
BY: \_\_\_\_\_

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

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

**Amount Due**

**14,210.00**

If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 10487

Date: 06/01/2023

**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

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For requests and inquiries please contact [service@sunstatenursery.com](mailto:service@sunstatenursery.com)

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

**RECEIVED**  
JUN 13 2023  
BY: \_\_\_\_\_

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

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

<b>Amount Due</b>	<b>3,320.00</b>
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If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**

**KUTAK ROCK LLP**

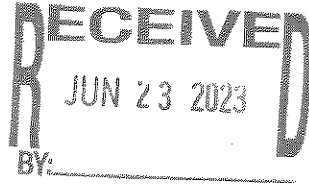
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 23, 2023



**Check Remit To:**  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

Reference: Invoice No. 3238727  
Client Matter No. 4123-1  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3238727  
4123-1

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Re: General Counsel

For Professional Legal Services Rendered

05/01/23	K. Buchanan	0.90	301.50	Review matters relating to wall in front of Edison; confer with Pollicino regarding same
05/04/23	J. Gillis	0.20	33.00	Finalize and disseminate FY 2024 proposed budget resolution
05/10/23	K. Buchanan	0.50	167.50	Review outstanding action items; prepare for budget cycle
05/23/23	K. Buchanan	0.70	234.50	Prepare for and attend board meeting
05/30/23	J. Gillis	0.20	33.00	Finalize notice for FY 2024 budget hearing

TOTAL HOURS 2.50

TOTAL FOR SERVICES RENDERED \$769.50

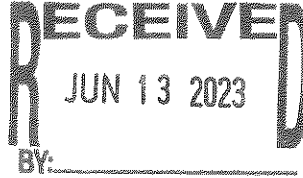
TOTAL CURRENT AMOUNT DUE \$769.50



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

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

Invoice Number	239037605
Customer Number	C2943565
Invoice Date	06/12/2023
Due Date	07/12/2023
Order Date	06/09/2023
Order Number	S135217363
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](http://wbmason.com/paperless). Your Registration Code: 5638632242

## Looking for an easier way to see and pay bills?

Visit [WWW.WBMASON.COM/ACCOUNTSTATEMENT.aspx](http://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
GPC16880	TISSUE,TOILET,2PLY,WH(16580),80/CT	1	CT	67.99	67.99
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	1	CT	71.28	71.28
WB11DK200	LINER,DRAWSTRNG,KTCHN13GL	1	BX	58.88	58.88
HOS6141	BAG,WAXED F/SNTRY RECP/TCL	1	CT	26.11	26.11

SUBTOTAL:	224.26
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	224.26
Total Due:	224.26

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	239037605
Invoice Date	06/12/2023
Terms	Net 30
<b>Total Due</b>	<b>224.26</b>

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

C2943565239037605239037605000000224261



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

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

Invoice Number	239155383
Customer Number	C2943565
Invoice Date	06/16/2023
Due Date	07/16/2023
Order Date	06/09/2023
Order Number	S135217363
Order Method	WEB

27878 1 AB 0.507 E0288X 10523 D11271649983 S2 P8743285 0001:0001



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

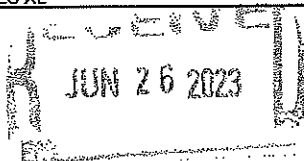
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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
NWLLEPFGXL	LATEX EXAM POWDER FREE GLOVES XL	1	BX	8.99	8.99



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	239155383
Invoice Date	06/16/2023
Terms	Net 30
<b>Total Due</b>	<b>8.99</b>

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

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