

*Cypress Bluff
Community Development District*

August 22, 2023

AGENDA

**Cypress Bluff
Community Development District**

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

August 15, 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, August 22, 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 July 25, 2023 Board of Supervisors Meeting
- IV. Consideration of Amenity Manager
- V. Discussion of Request for Heated Pool
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager - Report
- VII. Financial Reports
 - A. Financial Statements as of July 31, 2023
 - B. Check Register
- VIII. Other Business

IX. Supervisor's Requests and Audience Comments

X. Next Scheduled Meeting – September 26, 2023 at 1:30 p.m. at the eTown Welcome Center

XI. Adjournment

MINUTES

MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, July 25, 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

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Marcy Pollicino	General Manager
Dana Harden	Vesta Property Services
Jay King	Vesta Property Services

The following is a summary of the discussions and actions taken at the July 25, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver 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 May 23, 2023
Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the minutes of the May 23, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Public Hearing for the Purpose of Adopting
the Fiscal Year 2024 Budget**

Mr. Oliver noted there is no increase in assessments proposed with the budget.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor the public hearing on the adoption of the Fiscal Year 2024 budget and imposition of assessments was opened.

There were no members of the public present.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the public hearing on the adoption of the Fiscal Year 2024 budget and imposition of assessments was closed.

A. Consideration of Resolution 2023-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2024

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor Resolution 2023-06, relating to annual appropriations and adopting the budget for Fiscal Year 2024 was approved.

B. Consideration of Resolution 2023-07, Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor Resolution 2023-07, imposing special assessments and certifying an assessment roll for Fiscal Year 2024 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

1. Report on the Number of Registered Voters (1,867)

Mr. Oliver informed the Board there are 1,867 registered voters reported to be residing within the District’s boundaries.

2. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2024

Mr. Oliver presented a proposed meeting schedule including meetings on the fourth Tuesday of each month at 1:30 p.m., with exception to the November and December meetings, which are proposed to be held on the third Tuesday.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the Fiscal Year 2024 meeting schedule was approved as presented.

Mr. Oliver informed the Board that staff received an email prior to the meeting regarding heating the neighborhood pool which included several signatures from folks asking the Board to expedite the process of heating the pool. He noted there would be a lot of costs involved to retrofit the pool to heat it, along with the ongoing energy costs. It is expected the annual operating costs would be anywhere from \$40,000 to \$60,000 a year and that would be spread across the homes within the community that have access to the amenity center, so it would impact their assessments. The Fiscal Year 2024 budget did not include this expense, so a funding source would need to be determined.

Mr. Ray stated that there are only about 1,500 units that use the amenities and contribute to the maintenance of the amenities. Heating the pool comes with a significant cost and there's typically a small number of residents that will take advantage of it.

The Board will discuss the request further at the next meeting.

D. General Manager – Report

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

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of June 30, 2023

B. Check Register

A copy of the check register totaling \$134,024.78 was included in the agenda package for the Board's review.

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

SEVENTH ORDER OF BUSINESS Other Business

Mr. Ray asked about landscaping of the interchange.

Ms. Buchanan stated that staff is working on what the split will be between the east and west HOAs and the cost shares will eventually come before the Board.

Mr. King announced that Ms. Pollicino will be taking on another role in the company and noted that Vesta would like to involve the Board in interviewing candidates.

Mr. Ray stated that Mr. Cellar and the head of marketing for the PARC Group will be involved in the interviews.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS Next Scheduled Meetings – August 22, 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.

TENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

D.



**COMMUNITY MANAGER REPORT 8/22/23
SUBMITTED BY MARCY POLLICINO**

RECHARGE UPDATE:

Incident July 18, 2023

Five teenagers/young adults hopped the playground fence and proceeded to the rooftop patio where they appear to drink and smoke (possible drug paraphernalia). The group then went to the playground and climbed on the equipment before vacating the premises.

Incident July 18, 2023

Resident Matt Willcock got stuck in the elevator after office hours. He called 911 to get him out. The fire department was dispatched. Service was immediately called on July 19 and no issue was identified with the elevator.

Incident July 19, 2023

The five teenagers/young adults from the July 18 incident report returned with three female companions. The group hopped the playground fence and went to the rooftop patio to smoke what appears to be drug paraphernalia. The group vacated out the front main gate.

Incident July 20, 2023

The five teenagers/young adults from the July 18 and 19 incident reports returned. The group hopped the playground fence and went to the rooftop patio to smoke what appears to be drug paraphernalia. The group vacated out the front main gate.

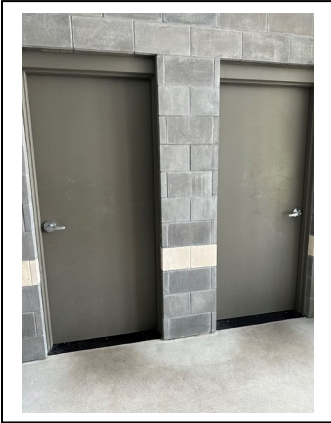
Debris was found on the rooftop patio and JSO contacted. JSO inspected the debris and watched the video for all three nights. It was deemed the group was smoking hookah. JSO cannot prosecute hookah and cannot charge for trespassing if one person in the group is a resident and the facility main gate is open until midnight. However, JSO will be alerting the midnight patrol to be on the lookout for five male teenagers/young adults at Recharge or along eTown Parkway who may be drinking underage. Please see the report for full details.

Incident August 1, 2023

Resident Sayed Sayed felt he was having a panic attack and called 911. The paramedics took him to the hospital to get checked.

Bathroom Doorknobs

The women and men's bathroom doorknobs were broken and needed replacement. The doorknobs purchased for replacement are sturdier (than the previous doorknobs) to allow for heavy use. Cost: \$578



eTown Flag

An eTown flag had to be replaced. We had a flag in storage therefore the cost to install was \$310.



eTOWN FLAG

Recharge Elevator

The elevator underwent an inspection on July 27, 2023 and passed. See report attached.

July Amenity Use:

Gym door was opened 2,605 times.

Rear gym door was opened 75 times.

Main entry gate was opened 2,726 times.

Main pool gate was opened 1,390 times.

Side pool gate was opened 287 times.

EVENTS UPDATE:

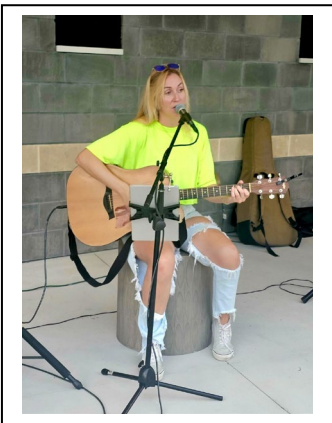
Poolside DJ

DJ Ross rocked it out poolside for our Food Truck Friday! The Tot Spot food truck was on site. 90 +/- attended.



Adult Swim

Residents enjoyed adult only pool time with live music by Kyra Livingston. Mumbai Delight food truck was on site. 20 +/- adults swam while many others purchased food from the truck.



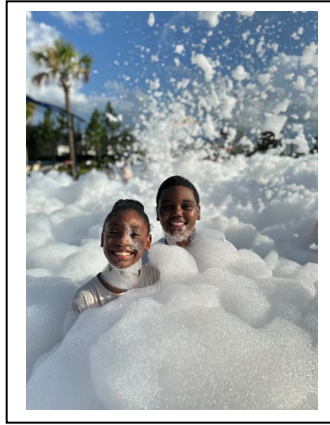
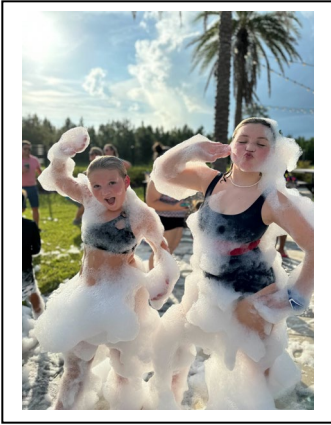
National Chocolate Chip Cookie Day

Residents received a free chocolate chip cookie while supplies lasted. 50 +/- participated.

Back to School Foam Party

Residents celebrated the end of summer and the return to school with MOUNTAINS of FOAM! DJ Ross kept the party going after the foam stopped. Sal's Cucina along with Mister Softee were on site for dinner/dessert. 200 +/- attended.





AUGUST EVENTS: DJ Poolside and Summer Sounds

SEPTEMBER EVENTS: Luau, Beer and Food Pairing, Llama yoga, Sunday Brunch, Karaoke and 5K Ice Cream Run

ACTION ITEMS

N/A

LANDSCAPE REPORT

1. Palm tree trim will begin August 22.
2. Sod replacement will not take place until the fall when the temperature cools.
3. Weeds are being pulled throughout the community.

State of Florida

ELEVATOR INSPECTION REPORT

INSPECTION DATE		
Month	Day	Year
07	27	23
<input type="radio"/> 0	<input type="radio"/> 0	<input type="radio"/> 21
<input type="radio"/> 1	<input type="radio"/> 1	<input type="radio"/> 22
<input type="radio"/> 2	<input checked="" type="radio"/> 2	<input checked="" type="radio"/> 23
<input type="radio"/> 3	<input type="radio"/> 3	<input type="radio"/> 24
<input type="radio"/> 4	<input type="radio"/> 4	<input type="radio"/> 25
<input type="radio"/> 5	<input type="radio"/> 5	<input type="radio"/> 26
<input type="radio"/> 6	<input type="radio"/> 6	<input type="radio"/> 27
<input checked="" type="radio"/> 7	<input checked="" type="radio"/> 7	<input type="radio"/> 28
<input type="radio"/> 8	<input type="radio"/> 8	<input type="radio"/> 29
<input type="radio"/> 9	<input type="radio"/> 9	<input type="radio"/> 30

CERTIFIED ELEVATOR INSPECTOR (CEI) #			
0	9	5	4
<input checked="" type="radio"/> 0	<input type="radio"/> 0	<input type="radio"/> 0	<input type="radio"/> 0
<input type="radio"/> 1	<input type="radio"/> 1	<input type="radio"/> 1	<input type="radio"/> 1
<input type="radio"/> 2	<input type="radio"/> 2	<input type="radio"/> 2	<input type="radio"/> 2
<input type="radio"/> 3	<input type="radio"/> 3	<input type="radio"/> 3	<input type="radio"/> 3
<input type="radio"/> 4	<input type="radio"/> 4	<input type="radio"/> 4	<input checked="" type="radio"/> 4
<input type="radio"/> 5	<input type="radio"/> 5	<input checked="" type="radio"/> 5	<input type="radio"/> 5
<input type="radio"/> 6	<input type="radio"/> 6	<input type="radio"/> 6	<input type="radio"/> 6
<input type="radio"/> 7	<input type="radio"/> 7	<input type="radio"/> 7	<input type="radio"/> 7
<input type="radio"/> 8	<input type="radio"/> 8	<input type="radio"/> 8	<input type="radio"/> 8
<input type="radio"/> 9	<input checked="" type="radio"/> 9	<input type="radio"/> 9	<input type="radio"/> 9

TYPE OF INSPECTION	
<input checked="" type="radio"/> Routine	
<input type="radio"/> Alteration Acceptance	
<input type="radio"/> Callback	
<input type="radio"/> Construction	
<input type="radio"/> Initial Acceptance	
<input type="radio"/> Temporary Operating Inspection	
DBPR USE ONLY	
<input type="radio"/> Accident	
<input type="radio"/> Complaint	
<input type="radio"/> Compliance Monitoring	
<input type="radio"/> Industry Oversight/Audit	

TIME IN

TIME OUT

Inspection Company Name **JEIS**

REC # **338**

Building Name **E-Town Swim + Fitness**

Building Address **10571 Cypress Etown Pkwy**

City **Jax** Zip Code **32256**

SERIAL NUMBER									
1	1	1	2	4	5				
<input type="radio"/> 0	<input type="radio"/> 0	<input type="radio"/> 0	<input type="radio"/> 0	<input type="radio"/> 0	<input type="radio"/> 0	<input type="radio"/> 0	<input type="radio"/> 0	<input type="radio"/> 0	<input type="radio"/> 0
<input checked="" type="radio"/> 1	<input checked="" type="radio"/> 1	<input checked="" type="radio"/> 1	<input checked="" type="radio"/> 2	<input checked="" type="radio"/> 4	<input checked="" type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9
<input type="radio"/> 2	<input type="radio"/> 2	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 3	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 4	<input type="radio"/> 4	<input type="radio"/> 4
<input type="radio"/> 3	<input type="radio"/> 3	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 4	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 5	<input type="radio"/> 5	<input type="radio"/> 5
<input type="radio"/> 4	<input type="radio"/> 4	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 5	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 6	<input type="radio"/> 6	<input type="radio"/> 6
<input type="radio"/> 5	<input type="radio"/> 5	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 6	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 7	<input type="radio"/> 7	<input type="radio"/> 7
<input type="radio"/> 6	<input type="radio"/> 6	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 7	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 8	<input type="radio"/> 8	<input type="radio"/> 8
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<input type="radio"/> 8	<input type="radio"/> 8	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 9	<input type="radio"/> 9				
<input type="radio"/> 9	<input type="radio"/> 9	<input type="radio"/> 9							

DEFINITIONS
 CEI - FL Certified Elevator Inspector
 CET - FL Certified Elevator Technician
 REC - FL Registered Elevator Company

SUPERVISOR OF CONSTRUCTION

I certify that as the elevator company supervisor, I directly supervised the construction or installation of this elevator.
 Or see attached elevator installation affidavit.

Signature _____ CEI # _____ CET# _____

Print Name _____ Phone Number _____

VIOLATIONS

FOR VIOLATION CODES, PLEASE GO TO: <http://www.myfloridalicense.com/DBPR/elevator-safety/>

VIOLATION 1	VIOLATION 2	VIOLATION 3	VIOLATION 4	VIOLATION 5	VIOLATION 6	VIOLATION 7	VIOLATION 8	VIOLATION 9
E 0 0 0	E 0 0 0	E 0 0 0	E 0 0 0	E 0 0 0	E 0 0 0	E 0 0 0	E 0 0 0	E 0 0 0
H 1 1 1	H 1 1 1	H 1 1 1	H 1 1 1	H 1 1 1	H 1 1 1	H 1 1 1	H 1 1 1	H 1 1 1
S 2 2 2	S 2 2 2	S 2 2 2	S 2 2 2	S 2 2 2	S 2 2 2	S 2 2 2	S 2 2 2	S 2 2 2
M 3 3 3	M 3 3 3	M 3 3 3	M 3 3 3	M 3 3 3	M 3 3 3	M 3 3 3	M 3 3 3	M 3 3 3
O 4 4 4	O 4 4 4	O 4 4 4	O 4 4 4	O 4 4 4	O 4 4 4	O 4 4 4	O 4 4 4	O 4 4 4
5 5 5	5 5 5	5 5 5	5 5 5	5 5 5	5 5 5	5 5 5	5 5 5	5 5 5
6 6 6	6 6 6	6 6 6	6 6 6	6 6 6	6 6 6	6 6 6	6 6 6	6 6 6
7 7 7	7 7 7	7 7 7	7 7 7	7 7 7	7 7 7	7 7 7	7 7 7	7 7 7
8 8 8	8 8 8	8 8 8	8 8 8	8 8 8	8 8 8	8 8 8	8 8 8	8 8 8
9 9 9	9 9 9	9 9 9	9 9 9	9 9 9	9 9 9	9 9 9	9 9 9	9 9 9

COMMENTS AND BRIEF DESCRIPTION WITH CODE CITATION

CERTIFIED ELEVATOR INSPECTOR

I certify that I have personally performed or witnessed:

- Routine inspection
- Periodic tests as prescribed by ASME A17.1
- Acceptance inspection of new or altered installation as recommended by the ASME A17.2 Inspectors Manual
- Violations cited on the previous inspection report have been corrected.
- Installation meets or exceeds minimum standards of Chapter 399, Florida Statutes, and Chapter 30 of the Florida Building Code adopted by Rule 9B-3.047, Florida Administrative Code.

This device

- Complies With
- Does Not Comply With
- Is Exempt From Section 399.15, Florida Statutes: Regional emergency elevator access/fire key requirements.

PERSON RECEIVING THIS REPORT

If violations are cited, this report constitutes an Order to Correct as outlined in s. 399.061(4), Florida Statutes. Violations must be corrected within 90 days in accordance with s. 399.105(4), Florida Statutes.

Signature **E mail** Title _____

Print Name _____ Phone Number _____

Pass Fail

PLEASE DO NOT WRITE BELOW THIS LINE

Signature **Scott Shaw** CEI # **954**

Print Name **SCOTT SHAW** Phone Number **904-225-4886**

NOTICE TO CERTIFIED ELEVATOR INSPECTOR

Completed inspection report must be submitted to the Bureau of Elevator Safety within five (5) working days of inspection.

CENTRAL OFFICE COPY

Scantron W-283209-7-65432

SEVENTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
July 31, 2023



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

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
Assets:				
Cash	\$545,640	--	--	\$545,640
Investments:				
Series 2019				
Reserve	---	\$362,316	---	\$362,316
Principal	---	\$689	---	\$689
Revenue	---	\$290,516	---	\$290,516
Interest	---	\$818	---	\$818
Prepayment	---	\$12	---	\$12
Redemption	---	\$5,214	---	\$5,214
Acquisition & Construction- Parcel E5	---	---	\$622	\$622
Acquisition & Construction- Sold Parcels	---	---	\$1	\$1
Acquisition & Construction	---	---	\$2	\$2
Due from General Fund	---	\$3,398	---	\$3,398
Series 2020				
Reserve	---	\$250,173	---	\$250,173
Revenue	---	\$333,468	---	\$333,468
Interest	---	\$549	---	\$549
Redemption	---	\$544	---	\$544
Due from General Fund	---	\$1,375	---	\$1,375
Series 2020A				
Reserve	---	\$215,381	---	\$215,381
Revenue	---	\$150,540	---	\$150,540
Principal	---	\$513	---	\$513
Interest	---	\$422	---	\$422
Prepayment	---	\$29	---	\$29
Redemption	---	\$143	---	\$143
Due from General Fund	---	\$1,982	---	\$1,982
Series 2021				
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	\$62,283	---	---	\$62,283
Prepaid Expenses	\$5,143	---	---	\$5,143
Total Assets	\$613,841	\$1,715,755	\$5,987	\$2,335,583
Liabilities:				
Accounts Payable	\$4,207	---	---	\$4,207
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
Fund Balances:				
Nonspendable	\$5,143	---	---	\$5,143
Restricted for Debt Service	---	\$1,715,755	---	\$1,715,755
Assigned	\$30,715	---	---	\$30,715
Unassigned	\$559,066	---	\$5,987	\$565,054
Total Liabilities and Fund Equity	\$613,841	\$1,715,755	\$5,987	\$2,335,583

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
Revenues:				
Assessments-Tax Roll	\$710,675	\$710,675	\$713,727	\$3,052
Assessments-Direct	\$196,500	\$196,500	\$196,500	\$0
Interest-SBA	\$1,000	\$1,000	\$9,399	\$8,399
Other Revenues	\$20,000	\$16,667	\$15,509	(\$1,157)
Total Revenues	\$928,175	\$924,842	\$935,135	\$10,293
Expenditures				
<u>Administrative</u>				
Supervisor Fees	\$12,000	\$10,000	\$5,800	\$4,200
FICA Expense	\$918	\$765	\$367	\$398
Engineering	\$5,000	\$4,167	\$3,343	\$824
Arbitrage	\$2,400	\$2,000	\$1,200	\$800
Dissemination Agent	\$6,000	\$5,000	\$5,400	(\$400)
Attorney	\$15,000	\$12,500	\$7,082	\$5,418
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	\$40,950	\$40,950	\$0
Information Technology	\$2,500	\$2,083	\$2,083	\$0
Website Maintenance	\$1,250	\$1,042	\$1,042	(\$0)
Telephone	\$500	\$417	\$50	\$367
Postage	\$1,500	\$1,250	\$1,022	\$228
Printing & Binding	\$2,500	\$2,083	\$1,157	\$927
Insurance	\$6,684	\$6,684	\$5,988	\$696
Legal Advertising	\$2,500	\$2,083	\$1,077	\$1,006
Other Current Charges	\$1,000	\$833	\$0	\$833
Office Supplies	\$600	\$500	\$118	\$382
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$146,667	\$130,217	\$112,738	\$17,479
<u>Grounds Maintenance</u>				
Pond Maintenance (Water Quality)	\$2,000	\$1,667	\$970	\$697
Landscape Maintenance	\$332,604	\$277,170	\$278,554	(\$1,384)
Landscape Contingency	\$7,000	\$7,000	\$10,998	(\$3,998)
Pump Maintenance	\$3,550	\$2,958	\$0	\$2,958
Water & Sewer	\$45,000	\$37,500	\$24,335	\$13,165
Irrigation Repairs	\$3,000	\$3,000	\$8,426	(\$5,426)
Landscape Reserves	\$7,500	\$6,250	\$0	\$6,250
Pest Control	\$2,400	\$2,000	\$1,680	\$320
Environmental Permit/Monitoring	\$0	\$0	\$12,750	(\$12,750)
Other Repairs and Maintenance	\$3,000	\$2,500	\$0	\$2,500
Total Grounds Maintenance	\$406,054	\$340,045	\$337,713	\$2,332

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
<u>Amenity</u>				
Insurance	\$38,654	\$38,654	\$35,529	\$3,125
Amenity Manager	\$109,505	\$91,254	\$91,254	\$0
Pool Maintenance	\$9,875	\$8,229	\$8,230	(\$0)
Pool Chemicals	\$13,875	\$11,563	\$11,563	\$0
Facility Attendant	\$72,352	\$60,293	\$60,294	(\$0)
Janitorial Services	\$10,828	\$9,023	\$9,023	\$0
Refuse	\$1,547	\$1,289	\$1,448	(\$158)
Security and Gate Maintenance	\$4,000	\$4,000	\$4,436	(\$436)
Facility Maintenance	\$20,765	\$17,304	\$17,305	(\$0)
Elevator Maintenance	\$3,000	\$3,000	\$4,012	(\$1,012)
Electric	\$20,400	\$20,400	\$21,153	(\$753)
Cable and Internet	\$10,500	\$8,750	\$9,488	(\$738)
Licenses and Permits	\$1,000	\$833	\$333	\$500
Repairs & Maintenance	\$20,000	\$20,000	\$23,305	(\$3,305)
Special Events	\$15,000	\$15,000	\$24,761	(\$9,761)
Holiday Decorations	\$1,500	\$1,250	\$704	\$546
Fitness Center R&M	\$10,000	\$8,333	\$8,768	(\$435)
Fitness Equipment Rentals	\$25,368	\$21,140	\$21,140	\$0
Reserve for Amenities	\$15,000	\$15,000	\$21,966	(\$6,966)
Mobile Application	\$0	\$0	\$6,750	(\$6,750)
Other Current Charges	\$3,000	\$3,000	\$0	\$3,000
Total Amenity	\$406,169	\$358,317	\$381,461	(\$23,144)
Total Expenditures	\$958,890	\$828,579	\$831,912	(\$3,333)
Excess Revenues/Expenses	(\$30,715)		\$103,223	
Net Change in Fund Balance	(\$30,715)		\$103,223	
Fund Balance - Beginning	\$30,715		\$491,701	
Fund Balance - Ending	(\$0)		\$594,925	

**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
Revenues:													
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	\$284	\$0	\$0	\$9,399
Other Revenues	\$1,352	\$1,390	\$1,417	\$1,565	\$1,383	\$918	\$3,838	\$2,135	\$878	\$634	\$0	\$0	\$15,509
Total Revenues	\$2,261	\$242,681	\$610,053	\$13,458	\$21,686	\$5,242	\$7,614	\$26,735	\$4,487	\$918	\$0	\$0	\$935,135
Expenditures:													
Administrative													
Supervisor Fees	\$1,000	\$600	\$600	\$0	\$0	\$1,800	\$0	\$0	\$1,000	\$800	\$0	\$0	\$5,800
FICA Expense	\$61	\$46	\$46	\$0	\$0	\$107	\$0	\$0	\$61	\$46	\$0	\$0	\$367
Engineering	\$438	\$0	\$0	\$0	\$475	\$1,248	\$0	\$215	\$968	\$0	\$0	\$0	\$3,343
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	\$500	\$0	\$0	\$5,400
Attorney	\$250	\$903	\$469	\$454	\$1,612	\$1,793	\$414	\$770	\$418	\$0	\$0	\$0	\$7,082
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	\$4,095	\$0	\$0	\$40,950
Information Technology	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$2,083
Website Maintenance	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$1,042
Telephone	\$0	\$19	\$0	\$8	\$4	\$0	\$5	\$0	\$0	\$12	\$0	\$0	\$50
Postage	\$33	\$29	\$208	\$183	\$8	\$13	\$295	\$50	\$188	\$15	\$0	\$0	\$1,022
Printing & Binding	\$95	\$47	\$161	\$134	\$73	\$130	\$131	\$15	\$196	\$173	\$0	\$0	\$1,157
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	\$1	\$0	\$0	\$118
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$36,165	\$6,659	\$7,109	\$5,705	\$15,805	\$11,316	\$8,771	\$7,258	\$7,995	\$5,955	\$0	\$0	\$112,738
Grounds Maintenance													
Pond Maintenance (Water Quality)	\$90	\$90	\$90	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$0	\$0	\$970
Landscape Maintenance	\$27,717	\$27,717	\$29,101	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$0	\$0	\$278,554
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	\$2,214	\$0	\$0	\$24,335
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	\$264	\$0	\$0	\$1,680
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
Total Grounds Maintenance	\$33,754	\$38,982	\$31,624	\$31,062	\$36,458	\$32,535	\$36,864	\$33,668	\$32,471	\$30,295	\$0	\$0	\$337,713
Amenity													
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	\$9,125	\$0	\$0	\$91,254
Pool Maintenance	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$0	\$0	\$8,230
Pool Chemicals	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$0	\$0	\$11,563
Facility Attendant	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$0	\$0	\$60,294
Janitorial Services	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$0	\$0	\$9,023
Refuse	\$133	\$146	\$149	\$149	\$145	\$145	\$143	\$140	\$139	\$159	\$0	\$0	\$1,448
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	\$1,730	\$0	\$0	\$17,305
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	\$2,071	\$0	\$0	\$21,153
Cable and Internet	\$875	\$855	\$894	\$894	\$941	\$974	\$982	\$982	\$1,111	\$980	\$0	\$0	\$9,488
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	\$3,462	\$245	\$1,860	\$0	\$0	\$23,305
Special Events	\$4,932	\$1,059	\$1,799	\$2,160	\$4,459	\$1,429	\$1,549	\$2,935	\$2,652	\$1,788	\$0	\$0	\$24,761
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	\$1,085	\$1,309	\$968	\$0	\$0	\$8,768
Fitness Equipment Rentals	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$0	\$0	\$21,140
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	\$750	\$0	\$0	\$6,750
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity	\$76,194	\$37,010	\$40,855	\$31,645	\$31,742	\$34,389	\$29,346	\$40,269	\$29,554	\$30,456	\$0	\$0	\$381,461
Total Expenditures	\$146,113	\$82,651	\$79,588	\$68,412	\$84,005	\$78,241	\$74,981	\$81,195	\$70,020	\$66,706	\$0	\$0	\$831,912
Excess Revenues (Expenditures)	(\$143,852)	\$160,029	\$530,465	(\$54,954)	(\$62,319)	(\$72,998)	(\$67,367)	(\$54,459)	(\$65,533)	(\$65,789)	\$0	\$0	\$103,223

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
Revenues				
Assessments-Tax Roll	\$724,356	\$724,356	\$726,446	\$2,090
Assessments-Direct	\$775	\$775	\$775	\$0
Interest Income	\$700	\$700	\$24,013	\$23,313
Total Revenues	\$725,831	\$725,831	\$751,233	\$25,403
Expenditures				
<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
Total Expenditures	\$727,204	\$727,204	\$735,517	(\$8,313)
Other Sources/(Uses)				
Transfer In/(Out)	\$0	\$0	\$5,174	(\$5,174)
Total Other	\$0	\$0	\$5,174	(\$5,174)
Excess Revenues (Expenditures)	(\$1,373)		\$20,891	
Fund Balance - Beginning	\$270,060		\$642,072	
Fund Balance - Ending	\$268,687		\$662,962	

Reserve	\$362,316
Revenue	\$290,516
Prepayment	\$12
Redemption	\$5,214
Due from General Fund	\$3,398
	\$662,962

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
Revenues				
Assessments-Tax Collector	\$293,109	\$293,109	\$293,955	\$846
Assessments-Direct	\$201,491	\$201,491	\$201,491	\$0
Interest Income	\$500	\$500	\$17,383	\$16,883
Total Revenues	\$495,100	\$495,100	\$512,828	\$17,728

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

Other Sources/(Uses)				
Transfer In/(Out)	\$0	\$0	\$540	(\$540)
Total Other	\$0	\$0	\$540	(\$540)

Excess Revenues (Expenditures)	\$3,315	\$21,583
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Fund Balance - Beginning	\$315,480	\$564,526
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Fund Balance - Ending	\$318,796	\$586,109
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Reserve	\$250,173
Revenue	\$333,468
Interest	\$549
Redemption	\$544
Due from General Fund	\$1,375
	<u>\$586,109</u>

Cypress Bluff
Community Development District
2020A Debt Service Fund (Del Webb)
Statement of Revenues & Expenditures
For The Period Ending July 31, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/23	ACTUAL THRU 7/31/23	VARIANCE
Revenues				
Assessments-Tax Roll	\$422,538	\$422,538	\$423,757	\$1,219
Interest Income	\$500	\$500	\$13,908	\$13,408
Total Revenues	\$423,038	\$423,038	\$437,664	\$14,627
Expenditures				
<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
Total Expenditures	\$423,769	\$423,769	\$438,484	(\$14,715)
Other Sources/(Uses)				
Transfer In/(Out)	\$0	\$0	\$142	(\$142)
Total Other	\$0	\$0	\$142	(\$142)
Excess Revenues (Expenditures)	(\$731)		(\$677)	
Fund Balance - Beginning	\$144,693		\$369,687	
Fund Balance - Ending	\$143,962		\$369,010	
			Reserve	\$215,381
			Revenue	\$150,540
			Interest	\$422
			Principal	\$513
			Prepayment	\$29
			Redemption	\$143
			Due from General Fund	\$1,982
				<u>\$369,010</u>

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/23	ACTUAL THRU 7/31/23	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
Total Revenues	\$115,350	\$115,250	\$115,286	\$36
Expenditures				
<i>Series 2021</i>				
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
Total Expenditures	\$114,756	\$114,756	\$114,756	\$0
Excess Revenues (Expenditures)	\$594		\$529	
Fund Balance - Beginning	\$39,519		\$97,144	
Fund Balance - Ending	\$40,113		\$97,674	

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 July 31, 2023

	Series 2019	Series 2020	Series 2020A	Series 2021
Revenues:				
Interest	\$218	\$13	\$182	\$0
Total Revenues	\$218	\$13	\$182	\$0
Expenditures				
Capital Outlay	\$4,252	\$0	\$9,765	\$0
Total Expenditures	\$4,252	\$0	\$9,765	\$0
Other Sources/(Uses)				
Transfer In/(Out)	(\$5,174)	(\$540)	(\$142)	\$0
Total Other	(\$5,174)	(\$540)	(\$142)	\$0
Excess Revenues (Expenditures)	(\$9,208)	(\$527)	(\$9,725)	\$0
Fund Balance - Beginning	\$9,833	\$527	\$9,725	\$5,363
Fund Balance - Ending	\$625	\$0	\$0	\$5,363

Cypress Bluff
Community Development District
Long Term Debt Report

Series 2019 Special Assessment Bonds

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

Current Bonds Outstanding	\$10,290,000
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Series 2020 Special Assessment Bonds

Interest Rate:	3.9-5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$250,173.48
Reserve Fund Balance:	\$250,173.48

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

Current Bonds Outstanding	\$7,150,000
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**Cypress Bluff
Community Development District
Long Term Debt Report**

Series 2020A Special Assessment Bonds (Del Webb)	
Interest Rate:	2.7-3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$215,380.70
Reserve Fund Balance:	\$215,380.70
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

Series 2021 Special Assessment Bonds	
Interest Rate:	3.719951%
Maturity Date:	5/1/2051
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$57,625.00
Reserve Fund Balance:	\$57,625.00
Bonds outstanding - 11/1/2021	\$2,045,000
Mandatory Principal- 5/1/2022	(\$40,000)
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
NET ASSESSMENTS BULK LANDS (1)	393	774.78	201,491.10	-	102,896.16	196,500.00	501,662.04
TAX ROLL	1,605	724,356.13	293,109.04	422,537.92	12,353.76	711,673.81	2,164,030.66
TOTAL DISTRICT	1,998	725,130.91	494,600.14	422,537.92	115,249.92	908,173.81	2,665,692.70

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

ASSESSED TO	RECEIPTS						
	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
BULK LANDS	-	774.78	201,491.10	-	102,896.16	196,500.00	501,662.04
TAX ROLL	(6,242.93)	726,445.78	293,954.61	423,756.89	12,389.42	713,726.89	2,170,273.59
TOTAL DISTRICT	(6,242.93)	727,220.56	495,445.71	423,756.89	115,285.58	910,226.89	2,671,935.63

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
		-	-	-	-	-	-
		-	-	-	-	-	-
		-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		726,445.78	293,954.61	423,756.89	12,389.42	713,726.89	2,170,273.63

% 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 July 31, 2023

Fund	Date	Check No.	Amount
Payroll	7/28/23	50202-50205	\$ 754.10
		Subtotal	<u>\$ 754.10</u>
General Fund			
	7/7/23	918-931	\$ 108,454.42
	7/14/23	932-937	\$ 11,330.10
	7/19/23	938	\$ 1,012.82
		Subtotal	<u>\$ 120,797.34</u>
Total			\$ 121,551.44

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50202	5	JOHN L HOLMES III	200.00	7/28/2023
50203	2	JOHN S HEWINS JR	184.70	7/28/2023
50204	1	RICHARD T RAY	184.70	7/28/2023
50205	6	WILLIAM J CELLAR	184.70	7/28/2023
TOTAL FOR REGISTER			754.10	

CYBL CYPRESS BLUFF DLAUGHLIN

Attendance Sheet

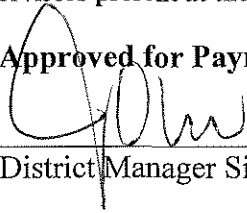
District Name: Cypress Bluff CDD

Board Meeting Date: July 25, 2023 Meeting

	Name	In Attendance	Fee
1	Richard Ray <i>Chairperson</i>	✓	YES-\$200
2	John Hewins <i>Assistant Secretary</i>	✓	YES - \$200
3	John Holmes <i>Vice Chairman</i>	✓	YES - \$200
4	William Cellar <i>Assistant Secretary</i>	✓	YES - \$200
5	Chris Price <i>Assistant Secretary</i>	ND	YES - \$200

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

Approved for Payment:


District Manager Signature

7/25/2023
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/07/23	00120	5/22/23	2023-511	202305	320-57200	46000		3 TOILET SENSR/WTR FOUN	*	770.82		
		5/22/23	2023-511	202305	320-57200	46000		REPLACED FILTER	*	235.00		
ALDRIDGE & SONS PLUMBING											1,005.82	000918
7/07/23	00081	7/05/23	133946	202307	320-57200	47200		JUL LAKE MAINT POND 1	*	100.00		
CLEAR WATERS, INC											100.00	000919
7/07/23	00002	6/29/23	23-04127	202306	310-51300	48000		NTC OF BOS MTG 6/29&7/6	*	238.25		
JACKSONVILLE DAILY RECORD											238.25	000920
7/07/23	00044	3/15/23	LIVEMUSI	202307	320-57200	49400		LIVE MUSIC	*	200.00		
KYRA LIVINGSTION DBA											200.00	000921
7/07/23	00130	6/23/23	100	202305	320-57200	49400		MAY GOAT YOGA	*	75.00		
LINA HERMEZ											75.00	000922
7/07/23	00038	6/19/23	06192023	202307	320-57200	49400		8/11/23 DJ ROSS POOLSIDE	*	300.00		
		6/19/23	06192023	202307	320-57200	49400		8/18/23 DJ ROSS POOLSIDE	*	300.00		
LIVE ENTERTAINMENT SOLUTIONS											600.00	000923
7/07/23	00012	6/28/23	10713	202306	320-57200	46400		SEVEN IRRIG DECODERS	*	2,072.00		
		7/01/23	10763	202307	320-57200	46100		JUL LANDSCAPE MAINT EAST	*	4,160.00		
		7/01/23	10766	202307	320-57200	46100		JUL LANDSCAPE MAINT PH1	*	6,027.00		
		7/01/23	10767	202307	320-57200	46100		JUL LANDSCAPE MAINT PH2	*	14,210.00		
		7/01/23	10768	202307	320-57200	46100		JUL LANDSCAPE MAINTENANCE	*	3,320.00		
SUN STATE NURSERY											29,789.00	000924
7/07/23	00013	6/27/23	06272023	202306	300-20700	10000		FY23 DEBT ASSESSMENT	*	17,373.63		
THE BANK OF NEW YORK MELLON											17,373.63	000925
7/07/23	00013	6/27/23	06272023	202306	300-20700	10010		FY23 DEBT ASSESSMENT	*	25,938.49		
THE BANK OF NEW YORK MELLON											25,938.49	000926

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/07/23	00013	6/27/23	06272023	202306 300-20700-10020	FY23 DEBT ASSESSMENT THE BANK OF NEW YORK MELLON	*	10,021.54	10,021.54	000927
7/07/23	00013	6/27/23	06272023	202306 300-20700-10030	FY23 DEBT ASSESSMENT THE BANK OF NEW YORK MELLON	*	2,613.95	2,613.95	000928
7/07/23	00055	6/26/23	61735775	202306 320-57200-47000	JUN PEST CONTROL TURNER PEST CONTROL LLC	*	132.00	132.00	000929
7/07/23	00037	7/01/23	411111	202307 320-57200-45000	JUL AMENITY MANAGER	*	9,125.40		
		7/01/23	411111	202307 320-57200-45100	JUL FACILITY ATTENDANT	*	6,029.36		
		7/01/23	411111	202307 320-57200-46800	JUL POOL MAINTENANCE	*	822.95		
		7/01/23	411111	202307 320-57200-46200	JUL JANITORIAL	*	902.33		
		7/01/23	411111	202307 320-57200-46600	JUL MAINTENANCE	*	1,730.45		
		7/01/23	411111	202307 320-57200-46810	JUL POOL CHEMICALS VESTA PROPERTY SERVICES, INC.	*	1,156.25	19,766.74	000930
7/07/23	00127	8/18/22	2023-08-8/11/23	202307 320-57200-49400	1HR SCHOOL BASH FIRST COAST FOAM PARTY LLC	*	600.00	600.00	000931
7/14/23	00125	4/21/23	TJ25509	202304 320-57200-45600	WETLAND CREATION MONITOR	*	1,500.00		
		4/21/23	TJ25509	202304 300-13100-10200	LATE FEE	*	28.11		
		6/19/23	TJ55432	202306 320-57200-45600	WETLAND CREATION MONITOR ENVIRONMENTAL SERVICES INC	*	2,250.00	3,778.11	000932
7/14/23	00018	7/05/23	299-8569	202307 320-57200-46000	INSTALL BANNER FAST SIGNS #171701	*	1,007.77	1,007.77	000933
7/14/23	00005	7/01/23	76	202307 310-51300-34000	JUL MANAGEMENT FEES	*	4,095.00		
		7/01/23	76	202307 310-51300-52100	JUL WEBSITE ADMIN	*	104.17		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/01/23	76	7/01/23	76	202307 310-51300-35200	JUL INFO TECH	*	208.33		
7/01/23	76	7/01/23	76	202307 310-51300-31300	JUL DISSEM AGENT SRVCS	*	500.00		
7/01/23	76	7/01/23	76	202307 310-51300-51000	OFFICE SUPPLIES	*	.75		
7/01/23	76	7/01/23	76	202307 310-51300-42000	POSTAGE	*	15.00		
7/01/23	76	7/01/23	76	202307 310-51300-42500	COPIES	*	173.25		
7/01/23	76	7/01/23	76	202307 310-51300-41000	TELEPHONE	*	12.15		
7/01/23	76	7/01/23	76	202307 320-57200-47300	PEOPLEVINE - JUL 2023	*	750.00		
								5,858.65	000934

7/14/23	00102	6/30/23	TAJ16912	202306 320-57200-46610	ELEVATOR MAINTENANCE	*	350.00		
								350.00	000935

7/14/23	00062	7/11/23	23963210	202307 330-57200-46500	JANITORIAL SUPPLIES	*	220.22		
								220.22	000936

7/14/23	00066	7/12/23	14877	202307 330-57200-46500	DISINFECTANT WIPES CASE	*	115.35		
								115.35	000937

7/19/23	00064	6/13/23	BP640107	202306 330-57200-46500	UNIFORMS & NAME TAGS	*	774.41		
		6/16/23	BP640111	202306 330-57200-46500	UNIFORMS & NAME TAGS	*	238.41		
								1,012.82	000938

							TOTAL FOR BANK A	120,797.34	
							TOTAL FOR REGISTER	120,797.34	



Invoice

CFC #1426235

PO Box 600921 * Jacksonville, FL 32260

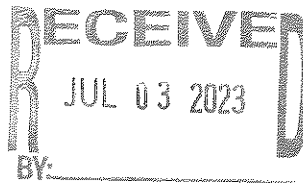
Phone: 904-287-3855 * Fax 904-268-3230

Date	Invoice #
5/22/2023	2023-51126

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: 4-27-2023 Ticket: Recharge Amenity Center - filter, sensor for fountain (3) toilet sensors for gym, pool men and womens RR Returned to replace (3) sensor units (WC), a bottle filler sensor and the filter for said bottle filler Replaced the WC sensors, but found the battery faulty on 1 (Mmes Room) Then tried to change the bottle filler sensor, but it was the incorrect part I then changed the filter, but the light didn't turn green Upon further investigation, I found a wiring harness connection loose Remedied this an happy to report a green light Will return with battery and sensor</p>	770.82
<p>DOS: 5-2-2023 Ticket: filter light is yellow after the install last week Returned to swap the battery pack in the mens (3rd stall from back), the bottle filler sensor lens and to address the bottle filler reading yellow a week after changing the filter Made the swaps and got on the phone with tech support They instructed us to change the filter once more If the issue resurfaces, they recommend changing the board that needs it Happy to report no issues at this time Per CC 1.75 hours of labor will be removed</p>	235.00



Technician	ZD	Thank you for your business! A.R.	Total	\$1,005.82
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All invoices are due upon receipt. If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorneys' fees, incurred in the collection of the unpaid portion.

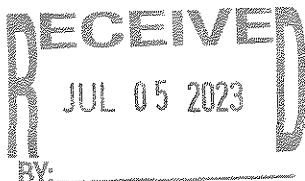
Clear Waters, Inc.
P.O. Box 291522
Port Orange, FL 32129

Invoice

DATE	INVOICE #
7/5/2023	133946

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

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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00
			

Thank you for your business.	Clearwaterslakemgmt.com	Total	\$100.00
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Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

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

**CYPRESS BLUFF
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEAR-
ING TO CONSIDER THE
ADOPTION OF THE FIS-
CAL YEAR 2023/2024
BUDGET; AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Cypress Bluff Community Development District ("District") will hold a public hearing on July 25, 2023 at 1:30 p.m. at the E-Town Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.cypress-bluffcdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

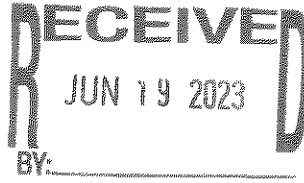
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 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 public hearing or meeting 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.

James Perry
District Manager
Jun. 29, Jul. 6 00 (23-041271D)

Kyra Livingston

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



INVOICE

BILL TO
Cypress bluff CDD

INVOICE Live music 2/4/57
DATE 03/15/2023
TERMS Net 30
DUE DATE 08/02/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Live music		1	200.00	200.00
BALANCE DUE					\$200.00

INVOICE

Lina Hermez
248 Glorieta Dr, saint augustine fl, 32095

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

INVOICE # 100
INVOICE DATE 06/23/2023

DESCRIPTION	AMOUNT
Goad yoga Date: may 13th, 2023 Time: 10-11 am	75.00

TOTAL \$75.00 USD



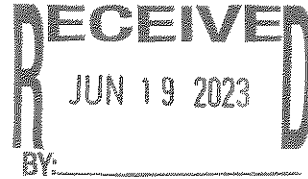
RECEIVED
JUL 04 2023
BY: _____



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: 124999



Description	Date	Time	Price
• DJ Ross for Poolside	8/11/2023	6pm - 8pm	\$ 300.00
• DJ Ross for Poolside	8/18/2023	5:30pm - 7:30pm	\$ 300.00

Final Balance Due by August 18th 2023 **\$ 600.00**

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



Maintenance Invoice

Invoice#: 10713

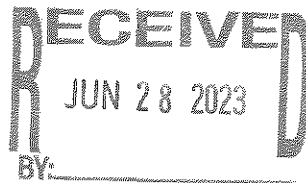
Date: 06/28/2023

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

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Decoders Installed Seven Irrigation Decoders	7.00	296.00	2,072.00	



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

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

Amount Due	2,072.00
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If you have any questions concerning this invoice,
please contact Sheri Horne @ accounting@sunstatenursery.com

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 10763

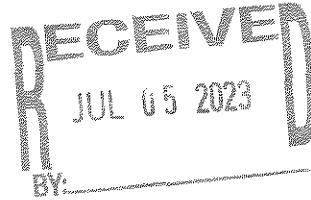
Date: 07/01/2023

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

For: E-Town Interchange East

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
July 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

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

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 10766

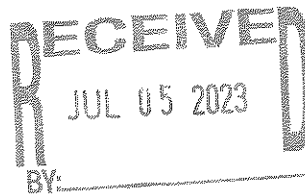
Date: 07/01/2023

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

For: E-Town Phase 1

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
July 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

Amount Due

6,027.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 10767

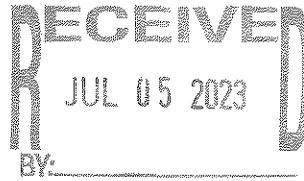
Date: 07/01/2023

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

Description	Quantity	Price	Ext Price	Sales Tax
July 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

Amount Due

14,210.00

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 10768

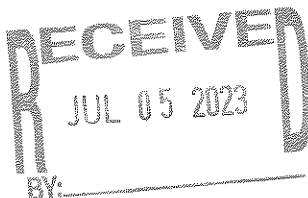
Date: 07/01/2023

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

Description	Quantity	Price	Ext Price	Sales Tax
July 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

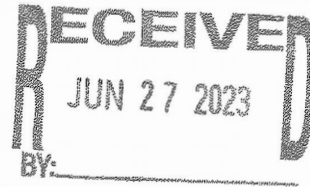
Amount Due	3,320.00
-------------------	-----------------

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

THANK YOU FOR YOUR BUSINESS!!

**Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT**

General Fund



Check Request

Date	Amount	Authorized By
June 27, 2023	\$25,938.49	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

FY23 Debt Assessment SE 2020
<i>(Attach supporting documentation for request.)</i>

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

Date	Amount	Authorized By
June 27, 2023	\$10,021.54	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

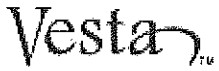
Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

FY23 Debt Assessment SE 2020A
(Attach supporting documentation for request.)



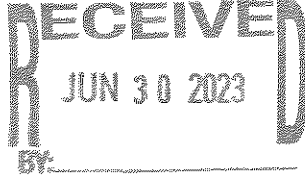
Invoice

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

Invoice # 411111
Date 07/01/2023
Terms
Due Date 07/20/2023
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



First Coast Foam Party LLC

Timothy Ellis

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

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

Website: www.Firstcoastfoamparty.com

Invoice No#: 2023-08-11-01

Invoice Date: Aug 18, 2022

Due Date: Aug 18, 2022



PARTIALLY PAID

\$600.00

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

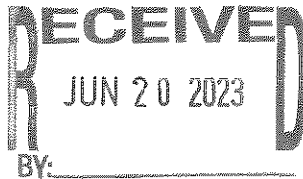
SHIP TO

Cypress Bluff CDD

marcy Pollicino

10571 eTown Parkway, jacksonville, FL 32256, UNITED STATES

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	1 hour 2 cannon back to school BASH 8-11-2023 6pm-7pm	\$800.00	\$800.00
	Subtotal		\$800.00
	Shipping		\$0.00
	TOTAL		\$800.00 USD
	Amount paid		\$200.00
	AMOUNT DUE		\$600.00 USD



NOTES TO CUSTOMER

Thank you for allowing us to party with you! The above party is the BACK TO SCHOOL BASH for e-town. This is a one hour, 2 cannon event on 8-11-2023 from 6 - 7 pm.

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.



INVOICE

RECEIVED
 JUL 10 2023
 BY: _____

Jacksonville, FL
 904-900-6494

Project Mgr: Cody Sparaco

Project: EJ17246.01 Davis 9B Mitigation
 9B
 Jacksonville, FL

To: E-Town Development Inc
 C/O: The Parc Group
 Attn: Mikey White
 4314 Pablo Oaks Ct.
 Jacksonville, FL 32224

REMIT TO:	
Invoice Number: TJ25509	
Environmental Services, Inc.	
PO Box 959673	
St Louis, MO 63195-9673	
Federal E.I.N.: 59-2668974	

Project Number:	HK177022
Contract Amount:	\$139,500.00
Billed to Date:	\$66,800.00
Invoice Date:	4/21/2023
For Period:	2/26/2023 to 4/22/2023

Description	Total
TASK: TASK 02 Monitoring Well Install/Monitoring	
Well Monitoring	\$314.85
Task Total	\$314.85
TASK: TASK 07 Enhancement Area Monitoring	
Enhancement Area Inspections	\$192.88
Task Total	\$192.88
TASK: TASK 08 Creation Area Maintenance Inspection	
Creation Area Inspections	\$211.95
Task Total	\$211.95
TASK: TASK 09 Enhancement Area Maintenance Inspection	
Enhancement Area Maintenance	\$780.32
Task Total	\$780.32
Invoice Total	\$1,500.00

TERMS: DUE UPON PRESENTATION OF INVOICE

10841 S Ridgeview Rd
 Olathe, KS 66061-6456



Statement of Account

Summary of Open Invoices

Attn: Accounts Payable
 E-Town Development Inc
 4310 Pablo Oaks Court
 Jacksonville, FL 32224

07048

Remit Payment To:
 Environmental Services, Inc.
 PO Box 959673
 St Louis, MO 63195-9673

Account Number Statement Date
 522023 06/28/23

Invoice Date	Invoice No.	Project Name	Project Number	Amount
04/21/23	TJ25509	EJ17246.01 Davis 9B Mitigation	HK177022	\$1,500.00
06/19/23	TJ55432	EJ17246.01 Davis 9B Mitigation	HK177022	\$2,250.00
			Late Fee:	\$28.11
			TOTAL:	\$3,778.11

48110



Current	1-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,250.00	\$.00	\$1,500.00	\$.00	\$.00

Terms: Total invoice amount due upon receipt of invoice. Accounts not paid within 30 days of invoice date are subject to 1.5% per month late charge.

We appreciate your business! For copies or questions concerning this statement please email collections@terracon.com or call (800) 593-7777, option 2.

mikey



ENVIRONMENTAL SERVICES, INC.
A Terracon COMPANY

INVOICE

RECEIVED
JUL 10 2023
BY: _____

Jacksonville, FL
904-900-6494

Project Mgr: Cody Sparaco

Project: EJ17246.01 Davis 9B Mitigation
9B
Jacksonville, FL

To: E-Town Development Inc
C/O: The Parc Group
Attn: Mikey White
4314 Pablo Oaks Ct.
Jacksonville, FL 32224

REMIT TO:
Invoice Number: TJ55432
Environmental Services, Inc.
PO Box 959673
St Louis, MO 63195-9673
Federal E.I.N.: 59-2668974

Project Number:	HK177022
Contract Amount:	\$139,500.00
Billed to Date:	\$69,050.00
Invoice Date:	6/19/2023
For Period:	4/23/2023 to 6/17/2023

Description	Total
TASK: TASK 07 Enhancement Area Monitoring	
Project inspection	\$1,250.00
Task Total	\$1,250.00
TASK: TASK 08 Creation Area Maintenance Inspection	
Maintenance event	\$450.00
Task Total	\$450.00
TASK: TASK 09 Enhancement Area Maintenance Inspection	
Maintenance event	\$550.00
Task Total	\$550.00
Invoice Total	\$2,250.00

TERMS: DUE UPON PRESENTATION OF INVOICE

fastsigns.com/299

Completed Date: 7/5/2023

Payment Terms: Net 30

Payment Due Date: 8/4/2023

Created Date: 6/19/2023

DESCRIPTION: eTown Banner Replacement

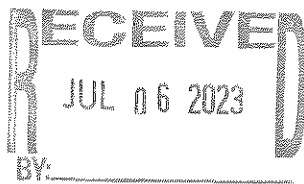
Bill To: Cypress Bluff Community Development
475 W. Town Place
Suite 114
St. Augustine, FL 32092
US

Installed: Cypress Bluff Community Development
eTown
Volta/Menlo
across from gate
jacksonville, FL 32256
US

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

Salesperson: Kim Brown
Entered By: Kim Brown

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	Boulevard Banners	3	\$219.2567	\$0.00	\$657.77
1.1	Premium Banner - Sew 4 Sides With Pole Pockets Top and Bottom (BOULEVARD BANNERS) Part Qty: 1 Width: 18.00" Height: 60.00" Sides: 2				
2	Installation of (1) Total Boulevard Banners onto existing hardware	1	\$350.00	\$0.00	\$350.00
2.1	IN HOUSE INSTALLATION - Part Qty: 1				



Subtotal:	\$1,007.77
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$1,007.77
Amount Paid:	\$0.00
BALANCE DUE:	\$1,007.77

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 76
Invoice Date: 7/1/23
Due Date: 7/1/23
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 - July 2023		4,095.00	4,095.00
Website Administration - July 2023		104.17	104.17
Information Technology - July 2023		208.33	208.33
Dissemination Agent Services - July 2023		500.00	500.00
Office Supplies		0.75	0.75
Postage		15.00	15.00
Copies		173.25	173.25
Telephone		12.15	12.15
PeopleVine Reimbursement		750.00	750.00
Total			\$5,858.65
Payments/Credits			\$0.00
Balance Due			\$5,858.65

RECEIVED
JUL 06 2023
BY: _____


OTIS

11760 U.S. Hwy 1
West Tower, Suite 600
Palm Beach Gardens, FL 33408

CUSTOMER NO. 66614678	DATE 06/30/23	INVOICE NO. TAJ16912001
		AMOUNT DUE 350.00

INVOICE

PAYMENT DUE UPON RECEIPT

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

CYPRESS BLUFF COO
 475 WEST TOWN PLACE
 SAINT AUGUSTINE FL 32092

ENCLOSE THIS COUPON WITH YOUR PAYMENT.
 MAKE CHECK PAYABLE TO: OTIS ELEVATOR COMPANY

TO PAY YOUR INVOICES ONLINE, OR TO SET UP
 RECURRING PAYMENTS, PLEASE VISIT OUR
 PAYMENT PORTAL AT:
[HTTPS://OTIS.PAYINVOICEDIRECT.COM/](https://otis.payinvoicedirect.com/)

INVOICE

DETACH RETURN DOCUMENT ALONG PERFORATION

OTIS ELEVATOR COMPANY
 ** INVOICE CHARGES **

BUILDING REFERENCE	CUSTOMER NO.	DATE	INVOICE NO.
ETOWN SWIM & FITNESS 10571 CYPRESS ETOWN	66614678	06/30/23	TAJ16912001
JACKSONVILLE 32256			

1, HYDRAULIC ELEVATOR, 2023, REQUIRED TEST
 WITNESSING AND QEI INSPECTION ;

RECEIVED
 JUL 12 2023
 BY: _____

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

ANY QUESTIONS CONCERNING THIS INVOICE, CONTACT OTIS

AT: (844-636-6847)

WE CERTIFY THAT GOODS WERE PRODUCED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF SECTIONS 6, 7 AND 12 OF THE FAIR LABOR STANDARDS ACT, AS AMENDED, AND OF REGULATIONS AND ORDERS OF THE UNITED STATES DEPARTMENT OF LABOR ISSUED UNDER SECTION 14 HEREOF.

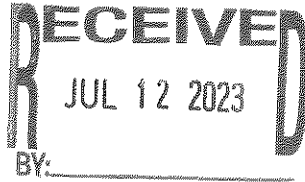
OVERDUE PAYMENTS SHALL BEAR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5%) PER MONTH OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.



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

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

Invoice Number	239632105
Customer Number	C2943565
Invoice Date	07/11/2023
Due Date	08/10/2023
Order Date	07/10/2023
Order Number	S135870313
Order Method	WEB



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

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

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

Important Messages

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

Looking for an easier way to see and pay bills?

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	2	CT	71.28	142.56
WB11DK200	LINER,DRAWSTRNG,KTCHN13GL	1	BX	58.88	58.88
MMMR33012AN	NOTE,3X3 100SHPD 12PK,CAPETOWN	1	PK	18.78	18.78

SUBTOTAL:	220.22
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	220.22
Total Due:	220.22

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	239632105
Invoice Date	07/11/2023
Terms	Net 30
Total Due	220.22

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

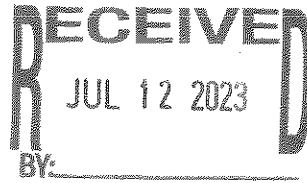
CYPRESS BLUFF CFF
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

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

C2943565239632105239632105000000220222

Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	07/13/2023	INVOICE	14877
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	07/12/2023
475 West Town Place	ReCHARGE Amenity Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	07/12/2023
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 Wed 12 Jul 18:36:24 UTC 2023	1	0.00	0.00

	SUBTOTAL	115.35
	TAX	0.00
	TOTAL	115.35
BALANCE DUE		\$115.35

Proforma NorthPoint
Telephone: 904-330-0162
Email: liza.roel@proforma.com

Bill Number BP64010753A
Bill Date 6/13/2023
Due Date 7/12/2023
Terms Net 30
Sales Order SP64010753
Sales Person Blair Wygle

Sold To

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

Shipped To

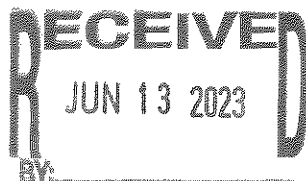
Recharge Amenity Center
Marcy Pollicino
10571 eTown Parkway
JACKSONVILLE, FL 32256

Customer Reference: eTown Name Tags & Apparel

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Plastic Name Tags Size: 1.25" x 3"	1	1	0	23.4900	Each	-	\$23.49
	Magnetic Backing upgrade	1	1	0	2.0000	Each	-	\$2.00
	Plastic Name Tags Size: 1.25" x 3"	1	1	0	23.4900	Each	-	\$23.49
	Magnetic Backing upgrade	1	1	0	2.0000	Each	-	\$2.00
	Plastic Name Tags Size: 1.25" x 3"	1	1	0	23.4900	Each	-	\$23.49
	Magnetic Backing upgrade	1	1	0	2.0000	Each	-	\$2.00
L574	Port Authority Ladies Digi Heather Performance Polo. Color: Dress Blue Nvy: 3 - M	3	3	0	33.4900	Each	-	\$100.47
K574	Port Authority Digi Heather Performance Polo. Color: Dark Grey: 4 - M	4	4	0	33.4900	Each	-	\$133.96
LOE700	OGIO ENDURANCE Ladies Fulcrum Full-Zip. Color: Gear Grey: 2 - M	2	2	0	74.5000	Each	-	\$149.00
OE700	OGIO ENDURANCE Fulcrum Full-Zip. Color: Gear Grey: 2 - M	2	2	0	74.5000	Each	-	\$149.00
F260	Hanes Ultimate Cotton - Crewneck Sweatshirt. Color: Navy: 4 - M	4	4	0	35.9900	Each	-	\$143.96
Line-Item Total								
	Freight Amount							
	Tax Amount							
	Sub Total							
	Deposits							
	Credits/Discounts							
	Amount Due:							\$774.41 USD

Remittance Advice - Shown on last page

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



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

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

Thank you for your business!

Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64010753A	6/13/2023	\$774.41 USD

BILL TO:

Cypress Bluff Community Development
Marcy Pollicino
475 W Town PL
Suite 114
SAINT AUGUSTINE, FL 32092

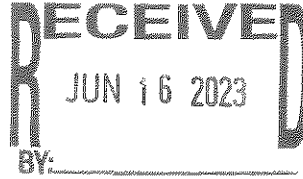
PLEASE SEND PAYMENT TO:

Proforma
P.O. Box 640814
Cincinnati, OH 45264-0814

PROforma NorthPoint

Proforma NorthPoint
Telephone: 904-330-0162
Email: liza.roel@proforma.com

Original Bill



Bill Number BP64011191A
Bill Date 6/16/2023
Due Date 7/15/2023
Terms Net 30
Sales Order SP64011191
Sales Person Blair Wygle

Sold To

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

Shipped To

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

Customer Reference: eTown Name Tags & Apparel - Jack

Item #	Item Description	QTY Billed	QTY Ordered	Back Order	Unit Price	Per	Credit	Amount
	Plastic Name Tags Size: 1.25" x 3"	1	1	0	23.4900	Each	-	\$23.49
	Magnetic Backing upgrade	1	1	0	2.0000	Each	-	\$2.00
K574	Port Authority Digi Heather Performance Polo. Color: <i>Dress Blue Nvy</i> : 2 - XL	2	2	0	33.4900	Each	-	\$66.98
OE700	OGIO Fulcrum Full-Zip. Color: <i>Gear Grey</i> : 1 - XL	1	1	0	74.5000	Each	-	\$74.50
F260	Hanes Ultimate Cotton - Crewneck Sweatshirt. Color: <i>Navy</i> : 1 - XL	1	1	0	35.9900	Each	-	\$35.99
Line-Item Total								
	Freight Amount							
	Tax Amount							
	Sub Total							
	Deposits							
	Credits/Discounts							
	Amount Due:							
	\$202.96	\$35.45	-	\$238.41	-	-	-	\$238.41 USD

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

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

Thank you for your business!

Please detach this portion and return with your payment.

Remittance Advice

Billed Customer #	Bill Number	Bill Date	Amount Due
C001077	BP64011191A	6/16/2023	\$238.41 USD

BILL TO:

Cypress Bluff Community Development
Marcy Pollicino
475 W Town PL
Suite 114
SAINT AUGUSTINE, FL 32092

PLEASE SEND PAYMENT TO:

Proforma
P.O. Box 640814
Cincinnati, OH 45264-0814