

*Cypress Bluff
Community Development District*

October 24, 2023

AGENDA

**Cypress Bluff
Community Development District**

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

October 17, 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, October 24, 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 September 26, 2023 Board of Supervisors Meeting
- IV. Acceptance of the Engagement Letter from Grau & Associates for the Fiscal Year 2023 Audit
- V. Consideration of Resolution 2024-01, Amending the Fiscal Year 2023 General Fund Budget
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. General Manager - Report
- VII. Financial Reports
 - A. Financial Statements as of September 30, 2023
 - B. Check Register

VIII. Other Business

IX. Supervisor's Requests and Audience Comments

X. Next Scheduled Meeting – November 21, 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, September 26, 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 <i>by phone</i>	District Counsel
Mikey White	PARC Group
Joe Muhl	PARC Group

The following is a summary of the discussions and actions taken at the September 26, 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 August 22, 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 August 22, 2023 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Updated Agreement with Vesta Property Services

Mr. Perry presented a copy of the updated agreement and noted the pricing will be filled into the agreement.

Ms. Buchanan informed the Board that Vesta is requesting mutual indemnification so that to the extent the District does something that is wrongful or negligent under the agreement, the District would indemnify Vesta for those damages.

Mr. Ray asked for approval of the agreement in substantial form to allow him to consider the indemnification request further.

Mr. Price joined the meeting at this time.

On MOTION by Mr. Hewins seconded by Mr. Holmes with all in favor the agreement with Vesta Property Services was approved in substantial form with Mr. Ray authorized to approve the final form.

The following two items were taken out of order of the agenda.

SIXTH ORDER OF BUSINESS

Consideration of Cost Share Agreement with Westland Timber, LLC for Landscape Expenses Related to the Interchange

Mr. White recommended a cost share arrangement for landscaping costs for the area of the Parkway from the roundabout to the DOT right of way just past the Gate station with the commercial property owners associations on the eastern and western side of the interchange in which the POAs would contribute 40% of the maintenance costs and the District would pay the remaining 60%. Additionally, he recommended a cost share arrangement for the landscape maintenance costs of the ramp for the interchange in which the two associations and the District would each pay one-third of the annual maintenance costs.

Mr. Ray agreed the cost share allocations were reasonable and asked that the agreements be approved in substantial form.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor a standard form cost share agreement with the two commercial owners' associations for maintenance of Parkway Phase 1 and the FDOT interchange was approved in substantial form with Mr. Ray authorized to approve the final form.

FIFTH ORDER OF BUSINESS

**Consideration of Agreement with Sunstate
for Landscape Maintenance Services**

Mr. White stated that the intention is to amend the agreement with Sunstate to include maintenance of the areas discussed in the previous agenda item for a year-long period and the entire scope of services will be publicly bid next year. The proposal from Sunstate totals \$27,155 per month and the District’s annual cost would be \$325,858.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor an amendment to the agreement with Sunstate for landscape maintenance services was approved in substantial form with Mr. Ray authorized to approve the final form.

Mr. White stated that there was a portion of landscaping done in the DOT right of way on the east side. E-Town Development signed a construction funding agreement with the District for the landscape installation. A similar process was proposed for the western side of the interchange in which Westland Timber would sign a developer funding agreement with the District to reimburse the District for landscape installation costs at an amount not to exceed \$260,000.

On MOTION by Mr. Ray seconded by Mr. Holmes with all in favor a developer funding agreement and an amendment to the Sunstate agreement for landscape installation on the western side of the interchange at an amount not to exceed \$260,000 were approved in substantial form with Mr. Ray authorized to approve the final form.

SEVENTH 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

A copy of the general manager’s report was included in the agenda package for the Board’s review.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of August 31, 2023

B. Check Register

A copy of the check register totaling \$70,378.13 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.

NINTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Next Scheduled Meetings – October 24, 2023 at 1:30 p.m. at the eTown Welcome Center

TWELFTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 16, 2023

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

We are pleased to confirm our understanding of the services we are to provide Cypress Bluff Community Development District, Duval County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Cypress Bluff Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 - TELEPHONE: 904-940-5850

Our fee for these services will not exceed \$6,400 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Cypress Bluff Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Cypress Bluff Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

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

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

March 17, 2023

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

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

FIFTH ORDER OF BUSINESS

RESOLUTION 2024-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Cypress Bluff Community Development District, hereinafter referred to as "District", adopted General Fund Budget for fiscal year 2023, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 24th day of October 2023 and be reflected in the monthly and fiscal Year End 9/30/2023 Financial Statements and Audit Report of the District.

*Cypress Bluff
Community Development District*

by: _____
Chairman

Attest:

by: _____
Secretary

CYPRESS BLUFF CDD
RESOLUTION 2024-01

EXHIBIT A

**Cypress Bluff
Community Development District
FY2023 Budget Amendment
General Fund**

Adopted FY23 Budget	Increase/ (Decrease)	Amended FY23 Budget	Actual 9/30/23
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Revenues

Assessments-Tax Roll	\$710,675	\$3,052	\$713,727	\$713,727
Assessments-Direct	\$196,500	\$0	\$196,500	\$196,500
Interest-SBA	\$1,000	\$8,981	\$9,981	\$9,981
Other Revenues	\$20,000	(\$1,222)	\$18,778	\$18,778
Carryforward	\$30,715	\$73,730	\$104,445	\$104,445
Total Revenues	\$958,890	\$84,541	\$1,043,431	\$1,043,431

Expenditures

Administrative

Supervisor Fees	\$12,000	(\$5,200)	\$6,800	\$6,800
FICA Expense	\$918	(\$490)	\$428	\$428
Engineering	\$5,000	\$0	\$5,000	\$3,343
Arbitrage	\$2,400	\$0	\$2,400	\$1,800
Dissemination Agent	\$6,000	\$400	\$6,400	\$6,400
Attorney	\$15,000	\$0	\$15,000	\$10,072
Annual Audit	\$8,000	(\$1,800)	\$6,200	\$6,200
Assessment Roll	\$10,000	\$0	\$10,000	\$10,000
Trustee Fees	\$19,000	\$1,018	\$20,018	\$20,018
Management Fees	\$49,140	\$0	\$49,140	\$49,140
Information Technology	\$2,500	\$0	\$2,500	\$2,500
Website Maintenance	\$1,250	\$0	\$1,250	\$1,250
Telephone	\$500	(\$450)	\$50	\$50
Postage	\$1,500	(\$98)	\$1,402	\$1,402
Printing & Binding	\$2,500	(\$815)	\$1,685	\$1,685
Insurance	\$6,684	(\$696)	\$5,988	\$5,988
Legal Advertising	\$2,500	\$0	\$2,500	\$1,290
Other Current Charges	\$1,000	\$0	\$1,000	\$0
Office Supplies	\$600	(\$445)	\$155	\$155
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
Total Administrative	\$146,667	(\$8,577)	\$138,090	\$128,695

Grounds Maintenance

Pond Maintenance (Water Quality)	\$2,000	\$0	\$2,000	\$1,170
Landscape Maintenance	\$332,604	\$17,396	\$350,000	\$341,738
Landscape Contingency	\$7,000	\$13,000	\$20,000	\$13,198
Pump Maintenance	\$3,550	(\$3,550)	\$0	\$0
Water & Sewer	\$45,000	(\$15,781)	\$29,219	\$29,219
Irrigation Repairs	\$3,000	\$7,000	\$10,000	\$8,426
Landscape Reserves	\$7,500	(\$7,500)	\$0	\$0
Pest Control	\$2,400	\$0	\$2,400	\$2,064
Environmental Permit/Monitoring	\$0	\$12,750	\$12,750	\$12,750
Other Repairs and Maintenance	\$3,000	\$0	\$3,000	\$0

**Cypress Bluff
Community Development District
FY2023 Budget Amendment
General Fund**

	Adopted FY23 Budget	Increase/ (Decrease)	Amended FY23 Budget	Actual 9/30/23
Total Grounds Maintenance	\$406,054	\$23,315	\$429,369	\$408,565
Amenity				
Insurance	\$38,654	(\$3,125)	\$35,529	\$35,529
Amenity Manager	\$109,505	\$1,301	\$110,806	\$110,806
Pool Maintenance	\$9,875	\$0	\$9,875	\$9,875
Pool Chemicals	\$13,875	\$0	\$13,875	\$13,875
Facility Attendant	\$72,352	\$0	\$72,352	\$72,352
Janitorial Services	\$10,828	\$0	\$10,828	\$10,828
Refuse	\$1,547	\$204	\$1,751	\$1,751
Security and Gate Maintenance	\$4,000	\$2,005	\$6,005	\$6,005
Facility Maintenance	\$20,765	\$0	\$20,765	\$20,765
Elevator Maintenance	\$3,000	\$2,000	\$5,000	\$4,112
Electric	\$20,400	\$4,850	\$25,250	\$25,250
Cable and Internet	\$10,500	\$950	\$11,450	\$11,450
Licenses and Permits	\$1,000	\$0	\$1,000	\$333
Repairs & Maintenance	\$20,000	\$15,000	\$35,000	\$27,387
Special Events	\$15,000	\$20,000	\$35,000	\$28,501
Holiday Decorations	\$1,500	\$0	\$1,500	\$1,409
Fitness Center R&M	\$10,000	\$5,000	\$15,000	\$10,294
Fitness Equipment Rentals	\$25,368	\$0	\$25,368	\$25,368
Reserve for Amenities	\$15,000	\$6,966	\$21,966	\$21,966
Mobile Application	\$0	\$6,750	\$6,750	\$6,750
Other Current Charges	\$3,000	\$7,900	\$10,900	\$10,900
Total Amenity Center	\$406,169	\$69,804	\$475,973	\$455,509
Total Expenses	\$958,890	\$84,541	\$1,043,431	\$992,768
Excess Revenues (Expenditures)	\$0	\$0	\$0	\$50,663
NET CHANGE IN FUND BALANCE	\$0	\$0	\$0	\$50,663
Fund Balance - Beginning	\$0	\$0	\$0	\$491,701
Fund Balance - Ending	\$0	\$0	\$0	\$542,364

SIXTH ORDER OF BUSINESS

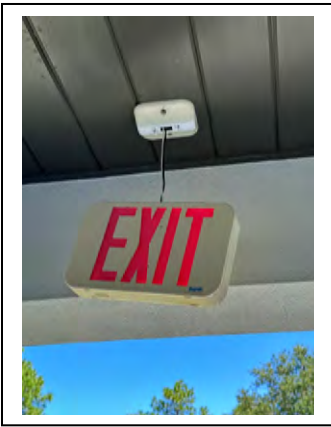
D.



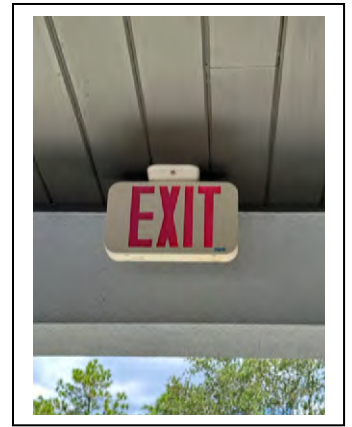
**COMMUNITY MANAGER REPORT 10/24/23
SUBMITTED BY MARCY POLLICINO**

RECHARGE UPDATE:

Rooftop Patio exit sign has been fixed following damage from Hurricane Idalia:



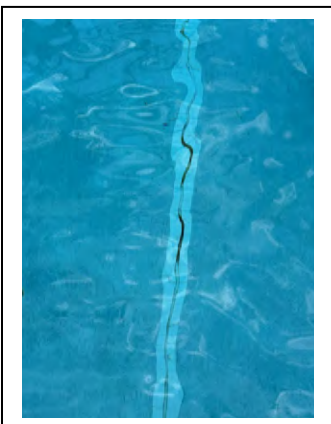
BROKEN SIGN



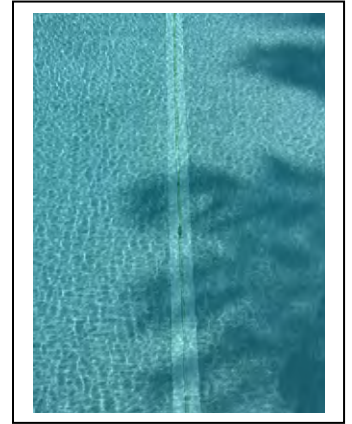
FIXED SIGN

Pool Seams

Epoxy grout peeled away from a pool seam. Village Pools came on site and injected an underwater epoxy to seal the missing grout at no cost.



Peeled Pool Seam



Sealed Pool Seam

Playground Swing

Playground swing chains were replaced under warranty (no cost). The CDD will only pay for installation.



September Amenity Use:

Gym door was opened 2,296 times.

Rear gym door was opened 90 times.

Main entry gate was opened 2,094 times.

Main pool gate was opened 854 times.

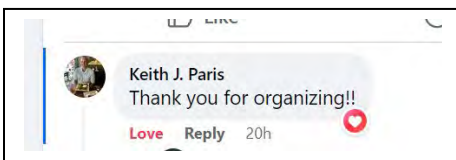
Side pool gate was opened 143 times.

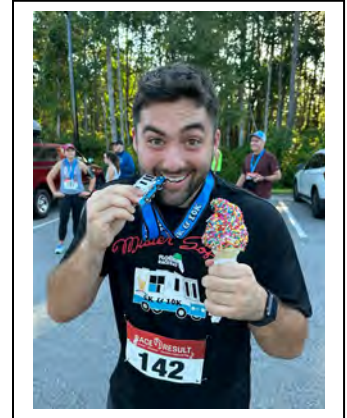
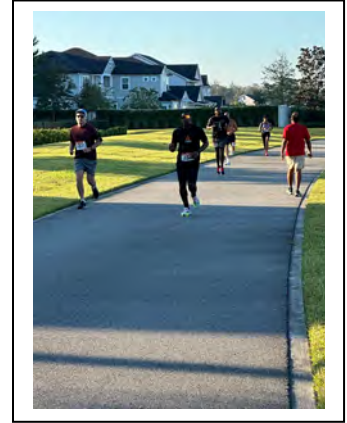
EVENTS UPDATE:

Ice Cream 5K

Residents, along with the public, were able to participate in a 5K race starting and ending at Recharge. All racers received a t-shirt and Mister Softee ice cream cone. 10% of the vendor (Florida Race Day) profits will go back to the CDD. 121 participated.

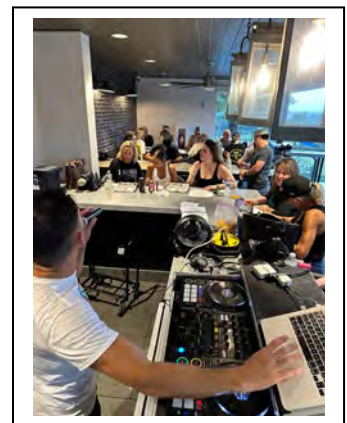
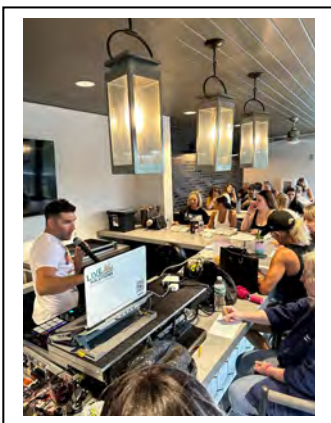
Reaction on social media:





Music Bingo

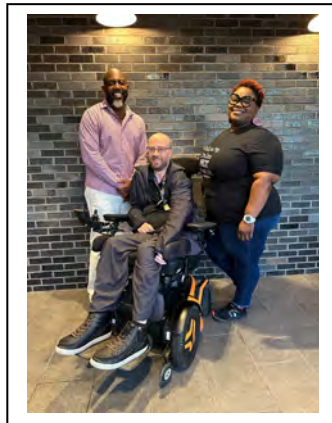
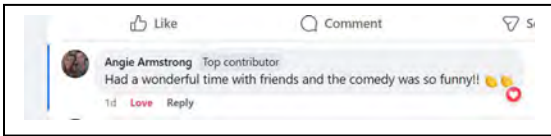
DJ Ross led the group in multiple games of music bingo. Although a rainstorm came in unexpectedly, we were able to host the event by moving tables under the covered rooftop area. Five \$10 gift cards were donated by local businesses for the winners. Residents paid \$5pp to play. Mike's Yum Yum food truck was on site for dinner. 34 residents attended.



Adult Comedy Night

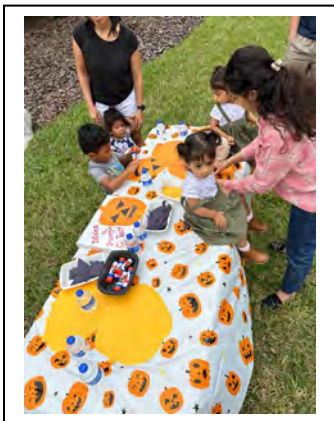
Comedian Jenn Weeks was on site with two other comedians for a night of hilarious laughter! Tickets were \$15pp and the show sold out. The cost of the comedy show was \$500. Therefore, the CDD was able to put back \$145 into its lifestyle fund. Rollin' Wit B food truck was on site for dinner.

Reaction on social media:



Pumpkin Storytime

Professional storyteller Debra hosted a fun filled hour titled: "Prance Through The Pumpkin Patch". Kids listened to stories, sang songs, danced, made crafts, and enjoyed Halloween snacks. The cost to attend was \$15 per family. 18 families registered.



OCTOBER EVENTS: Food Truck Friday, Dog Halloween Party and Halloween Party

NOVEMBER EVENTS: Wicks & Wine, Holiday Vendor Fair, Nature's Drip Food Truck (Friday after Thanksgiving)

ACTION ITEMS

N/A

LANDSCAPE REPORT

1. Sod is being replaced throughout the community at no cost.
2. Dead rose bushes were replaced along eTown Parkway at no cost.
3. Weeds are being pulled throughout the community.
4. Two trees were removed from the large dog park at no cost.



5. Two trees were replaced at Recharge at no cost. The trees had been destroyed by Hurricane Idalia.



TREE REPLACED AT
RECHARGE ENTRANCE



TREE REPLACED
INSIDE POOL AREA

SEVENTH ORDER OF BUSINESS

A.

Cypress Bluff

Community Development District

Unaudited Financial Reporting
September 30, 2023



Cypress Bluff
Community Development District
Combined Balance Sheet
September 30, 2023

Governmental Fund Types

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals (Memorandum Only)</u>
<u>Assets:</u>				
Cash	\$315,840	---	---	\$315,840
Investments:				
<i>Series 2019</i>				
Reserve	---	\$362,316	---	\$362,316
Principal	---	\$695	---	\$695
Revenue	---	\$299,446	---	\$299,446
Interest	---	\$824	---	\$824
Prepayment	---	\$5,183	---	\$5,183
Redemption	---	\$5,888	---	\$5,888
<i>Series 2020</i>				
Reserve	---	\$247,300	---	\$247,300
Revenue	---	\$342,492	---	\$342,492
Interest	---	\$553	---	\$553
Redemption	---	\$548	---	\$548
<i>Series 2020A</i>				
Reserve	---	\$212,016	---	\$212,016
Revenue	---	\$158,987	---	\$158,987
Principal	---	\$517	---	\$517
Interest	---	\$425	---	\$425
Prepayment	---	\$11,100	---	\$11,100
Redemption	---	\$144	---	\$144
<i>Series 2021</i>				
Reserve	---	\$57,625	---	\$57,625
Revenue	---	\$40,049	---	\$40,049
Acquisition & Construction	---	---	\$5,363	\$5,363
Due from Other	\$775	---	---	\$775
Investment-SBA	\$62,865	---	---	\$62,865
Prepaid Expenses	\$68,568	---	---	\$68,568
Total Assets	\$448,049	\$1,746,109	\$5,363	\$2,199,520
<u>Liabilities:</u>				
Accounts Payable	\$2,233	---	---	\$2,233
Due to Other	\$7,897	---	---	\$7,897
<u>Fund Balances:</u>				
Nonspendable	\$68,568	---	---	\$68,568
Restricted for Debt Service	---	\$1,746,109	---	\$1,746,109
Assigned	\$30,715	---	---	\$30,715
Unassigned	\$338,636	---	\$5,363	\$343,999
Total Liabilities and Fund Equity	\$448,049	\$1,746,109	\$5,363	\$2,199,520

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	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	\$9,981	\$8,981
Other Revenues	\$20,000	\$20,000	\$18,778	(\$1,222)
Total Revenues	\$928,175	\$928,175	\$938,986	\$10,811
Expenditures				
Administrative				
Supervisor Fees	\$12,000	\$12,000	\$6,800	\$5,200
FICA Expense	\$918	\$918	\$428	\$490
Engineering	\$5,000	\$5,000	\$3,343	\$1,657
Arbitrage	\$2,400	\$2,400	\$1,800	\$600
Dissemination Agent	\$6,000	\$6,000	\$6,400	(\$400)
Attorney	\$15,000	\$15,000	\$10,072	\$4,928
Annual Audit	\$8,000	\$8,000	\$6,200	\$1,800
Assessment Roll	\$10,000	\$10,000	\$10,000	\$0
Trustee Fees	\$19,000	\$19,000	\$20,018	(\$1,018)
Management Fees	\$49,140	\$49,140	\$49,140	\$0
Information Technology	\$2,500	\$2,500	\$2,500	\$0
Website Maintenance	\$1,250	\$1,250	\$1,250	(\$0)
Telephone	\$500	\$500	\$50	\$450
Postage	\$1,500	\$1,500	\$1,402	\$98
Printing & Binding	\$2,500	\$2,500	\$1,685	\$815
Insurance	\$6,684	\$6,684	\$5,988	\$696
Legal Advertising	\$2,500	\$2,500	\$1,290	\$1,210
Other Current Charges	\$1,000	\$1,000	\$0	\$1,000
Office Supplies	\$600	\$600	\$155	\$445
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative	\$146,667	\$146,667	\$128,695	\$17,972
Grounds Maintenance				
Pond Maintenance (Water Quality)	\$2,000	\$2,000	\$1,170	\$830
Landscape Maintenance	\$332,604	\$332,604	\$341,738	(\$9,134)
Landscape Contingency	\$7,000	\$7,000	\$13,198	(\$6,198)
Pump Maintenance	\$3,550	\$3,550	\$0	\$3,550
Water & Sewer	\$45,000	\$45,000	\$29,219	\$15,781
Irrigation Repairs	\$3,000	\$3,000	\$8,426	(\$5,426)
Landscape Reserves	\$7,500	\$7,500	\$0	\$7,500
Pest Control	\$2,400	\$2,400	\$2,064	\$336
Environmental Permit/Monitoring	\$0	\$0	\$12,750	(\$12,750)
Other Repairs and Maintenance	\$3,000	\$3,000	\$0	\$3,000
Total Grounds Maintenance	\$406,054	\$406,054	\$408,565	(\$2,511)

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
<u>Amenity</u>				
Insurance	\$38,654	\$38,654	\$35,529	\$3,125
Amenity Manager	\$109,505	\$109,505	\$110,806	(\$1,301)
Pool Maintenance	\$9,875	\$9,875	\$9,875	(\$0)
Pool Chemicals	\$13,875	\$13,875	\$13,875	\$0
Facility Attendant	\$72,352	\$72,352	\$72,352	(\$0)
Janitorial Services	\$10,828	\$10,828	\$10,828	\$0
Refuse	\$1,547	\$1,547	\$1,751	(\$204)
Security and Gate Maintenance	\$4,000	\$4,000	\$6,005	(\$2,005)
Facility Maintenance	\$20,765	\$20,765	\$20,765	(\$0)
Elevator Maintenance	\$3,000	\$3,000	\$4,112	(\$1,112)
Electric	\$20,400	\$20,400	\$25,250	(\$4,850)
Cable and Internet	\$10,500	\$10,500	\$11,450	(\$950)
Licenses and Permits	\$1,000	\$1,000	\$333	\$667
Repairs & Maintenance	\$20,000	\$20,000	\$27,387	(\$7,387)
Special Events	\$15,000	\$15,000	\$28,501	(\$13,501)
Holiday Decorations	\$1,500	\$1,500	\$1,409	\$91
Fitness Center R&M	\$10,000	\$10,000	\$10,294	(\$294)
Fitness Equipment Rentals	\$25,368	\$25,368	\$25,368	\$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	\$10,900	(\$7,900)
Total Amenity	\$406,169	\$406,169	\$455,509	(\$49,339)
Total Expenditures	\$958,890	\$958,890	\$992,768	(\$33,878)
Excess Revenues/Expenses	(\$30,715)		(\$53,783)	
Net Change in Fund Balance	(\$30,715)		(\$53,783)	
Fund Balance - Beginning	\$30,715		\$491,701	
Fund Balance - Ending	(\$0)		\$437,919	

**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	\$295	\$287	\$9,981
Other Revenues	\$1,352	\$1,390	\$1,417	\$1,565	\$1,383	\$918	\$3,838	\$2,135	\$878	\$634	\$2,228	\$1,041	\$18,778
Total Revenues	\$2,261	\$242,681	\$610,053	\$13,458	\$21,686	\$5,242	\$7,614	\$26,735	\$4,487	\$918	\$2,523	\$1,328	\$938,986

Expenditures:

Administrative

Supervisor Fees	\$1,000	\$600	\$600	\$0	\$0	\$1,800	\$0	\$0	\$1,000	\$800	\$1,000	\$0	\$6,800
FICA Expense	\$61	\$46	\$46	\$0	\$0	\$107	\$0	\$0	\$61	\$46	\$61	\$0	\$428
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	\$600	\$0	\$1,800
Dissemination Agent	\$700	\$500	\$500	\$500	\$500	\$700	\$500	\$500	\$500	\$500	\$500	\$500	\$6,400
Attorney	\$250	\$903	\$469	\$454	\$1,612	\$1,793	\$414	\$770	\$418	\$1,069	\$1,921	\$0	\$10,072
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	\$333	\$20,018
Management Fees	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$4,095	\$49,140
Information Technology	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$208	\$2,500
Website Maintenance	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$104	\$1,250
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	\$234	\$146	\$1,402
Printing & Binding	\$95	\$47	\$161	\$134	\$73	\$130	\$131	\$15	\$196	\$173	\$231	\$297	\$1,685
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	\$213	\$1,290
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	\$18	\$18	\$155
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	\$7,024	\$8,973	\$5,915	\$128,695

Grounds Maintenance

Pond Maintenance (Water Quality)	\$90	\$90	\$90	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,170
Landscape Maintenance	\$27,717	\$27,717	\$29,101	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$27,717	\$35,467	\$341,738
Landscape Contingency	\$1,650	\$2,245	\$0	\$0	\$4,012	\$0	\$3,091	\$0	\$0	\$0	\$2,200	\$0	\$13,198
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	\$2,468	\$2,416	\$29,219
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	\$120	\$120	\$264	\$132	\$132	\$264	\$132	\$132	\$264	\$132	\$132	\$2,064
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	\$39,102	\$31,624	\$31,062	\$36,458	\$32,535	\$36,864	\$33,668	\$32,471	\$30,295	\$32,617	\$38,115	\$408,565
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	\$9,125	\$10,427	\$110,806
Pool Maintenance	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$823	\$9,875
Pool Chemicals	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$1,156	\$13,875
Facility Attendant	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$6,029	\$72,352
Janitorial Services	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$902	\$10,828
Refuse	\$133	\$146	\$149	\$149	\$145	\$145	\$143	\$140	\$139	\$159	\$151	\$152	\$1,751
Security and Gate Maintenance	\$4,076	\$0	\$0	\$180	\$0	\$180	\$0	\$0	\$180	\$0	\$1,209	\$180	\$6,005
Facility Maintenance	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$1,730	\$20,765
Elevator Maintenance	\$0	\$0	\$0	\$350	\$0	\$3,312	\$0	\$0	\$350	\$0	\$100	\$0	\$4,112
Electric	\$3,055	\$2,410	\$1,797	\$1,921	\$2,006	\$1,892	\$2,379	\$1,755	\$1,867	\$2,071	\$2,055	\$2,042	\$25,250
Cable and Internet	\$875	\$855	\$894	\$894	\$941	\$974	\$982	\$982	\$1,111	\$980	\$981	\$981	\$11,450
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	\$298	\$1,860	\$3,625	\$404	\$27,387
Special Events	\$4,932	\$1,059	\$1,799	\$2,160	\$5,384	\$1,429	\$1,549	\$2,935	\$2,652	\$1,788	\$1,375	\$1,440	\$28,501
Holiday Decorations	\$0	\$704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$705	\$1,409
Fitness Center R&M	\$1,314	\$599	\$217	\$673	\$470	\$1,065	\$1,068	\$1,085	\$1,309	\$968	\$805	\$721	\$10,294
Fitness Equipment Rentals	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$2,114	\$25,368
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	\$7,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500	\$0	\$10,900
Total Amenity	\$76,194	\$37,010	\$48,255	\$31,645	\$32,667	\$34,389	\$29,346	\$40,269	\$29,788	\$30,456	\$35,681	\$29,808	\$455,509
Total Expenditures	\$146,113	\$82,771	\$86,988	\$68,412	\$84,930	\$78,241	\$74,981	\$81,195	\$70,254	\$67,775	\$77,271	\$73,838	\$992,768
Excess Revenues (Expenditures)	(143,852)	159,909	523,065	(54,954)	(63,244)	(72,998)	(67,367)	(54,459)	(65,767)	(66,858)	(74,748)	(72,509)	(53,783)

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
Revenues				
Assessments-Tax Roll	\$724,356	\$724,356	\$726,446	\$2,090
Assessments-Direct	\$775	\$775	\$775	\$0
Assessments-Prepayments	\$0	\$0	\$5,149	\$5,149
Interest Income	\$700	\$700	\$29,624	\$28,924
Total Revenues	\$725,831	\$725,831	\$761,993	\$36,162
Expenditures				
<u>Series 2019</u>				
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	\$5,804	(\$5,804)
Total Other	\$0	\$0	\$5,804	(\$5,804)
Excess Revenues (Expenditures)	(\$1,373)		\$32,280	
Fund Balance - Beginning	\$270,060		\$642,072	
Fund Balance - Ending	\$268,687		\$674,352	

Reserve	\$362,316
Revenue	\$299,446
Prepayment	\$5,183
Redemption	\$5,888
	\$674,352

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	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	\$22,168	\$21,668
Total Revenues	\$495,100	\$495,100	\$517,613	\$22,513

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
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	\$26,368
---------------------------------------	----------------	-----------------

Fund Balance - Beginning	\$315,480	\$564,526
---------------------------------	------------------	------------------

Fund Balance - Ending	\$318,796	\$590,894
------------------------------	------------------	------------------

Reserve	\$247,300
Revenue	\$342,492
Interest	\$553
Redemption	\$548
	\$590,894

Cypress Bluff

Community Development District

2020A Debt Service Fund (Del Webb)

Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
Revenues				
Assessments-Tax Roll	\$422,538	\$422,538	\$423,757	\$1,219
Assessments- Prepayments	\$0	\$0	\$11,024	\$11,024
Interest Income	\$500	\$500	\$17,063	\$16,563
Total Revenues	\$423,038	\$423,038	\$451,844	\$28,806
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)		\$13,503	
Fund Balance - Beginning	\$144,693		\$369,687	
Fund Balance - Ending	\$143,962		\$383,190	

Reserve	\$212,016
Revenue	\$158,987
Interest	\$425
Principal	\$517
Prepayment	\$11,100
Redemption	\$144
	\$383,190

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

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
Revenues				
Assessments-Tax Collector	\$12,354	\$12,354	\$12,389	\$36
Assessments-Direct	\$102,896	\$102,896	\$102,896	(\$0)
Interest Income	\$100	\$100	\$0	(\$100)
Total Revenues	\$115,350	\$115,350	\$115,286	(\$64)
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	\$40,049
				<u>\$97,674</u>

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

	Series 2019	Series 2020	Series 2020A	Series 2021
Revenues:				
Interest	\$223	\$13	\$182	\$0
Total Revenues	\$223	\$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)	(\$5,804)	(\$540)	(\$142)	\$0
Total Other	(\$5,804)	(\$540)	(\$142)	\$0
Excess Revenues (Expenditures)	(\$9,833)	(\$527)	(\$9,725)	\$0
Fund Balance - Beginning	\$9,833	\$527	\$9,725	\$5,363
Fund Balance - Ending	\$0	\$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

Series 2020 Special Assessment Bonds	
Interest Rate:	3.9-5.2%
Maturity Date:	11/1/2049
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$247,300.43
Reserve Fund Balance:	\$247,300.43
Bonds outstanding - 4/15/2020	\$7,705,000
Mandatory Principal- 11/1/2020	(\$290,000)
Mandatory Principal- 11/1/2021	(\$130,000)
Mandatory Principal- 11/1/2022	(\$135,000)
Current Bonds Outstanding	\$7,150,000

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

Series 2020A Special Assessment Bonds (Del Webb)	
Interest Rate:	2.7-3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition:	50% Max Annual Debt
Reserve Fund Requirement:	\$212,015.63
Reserve Fund Balance:	\$212,015.63
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 September 30, 2023

Fund	Date	Check No.	Amount
Payroll			\$ -
		Subtotal	<u>\$ -</u>
General Fund			
	9/1/23	962-967	\$ 23,977.20
	9/15/23	968-978	\$ 52,963.65
	9/27/23	979-987	\$ 67,433.48
		Subtotal	<u>\$ 144,374.33</u>
Total			\$ 144,374.33

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/23	00120	8/25/23	2023-524	202308	320	57200	46000		GYM TOILETS FLUSHOMETER ALDRIDGE & SONS PLUMBING	*	398.00	398.00	000962
9/01/23	00098	8/27/23	4766	202308	320	57200	46000		RPLC LED CAN LIGHT DRIVER 8/27/23 4774 202308 320-57200-46000 RPLC LED CAN LIGHT TRIM KAD ELECTRIC COMPANY	*	266.00	961.00	000963
9/01/23	00038	9/15/23	1409934	202309	320	57200	49400		9/15 DJ FOR KARAOKE LIVE ENTERTAINMENT SOLUTIONS	*	400.00	400.00	000964
9/01/23	00070	8/18/23	091023-1	202309	320	57200	49400		9/10 SOLO PERFORMANCE MARY HELEN REBECCA DAY	*	150.00	150.00	000965
9/01/23	00094	8/28/23	38306B	202308	320	57200	46000		RPLC DAMAGED STREET SIGN ROGERS PAVEMENT MAINTENANCE, INC	*	1,000.00	1,000.00	000966
9/01/23	00037	9/01/23	412571	202309	320	57200	45000		SEP AMENITY MANAGER	*	10,426.86	21,068.20	000967
		9/01/23	412571	202309	320	57200	45100		SEP FACILITY ATTENDANT	*	6,029.36		
		9/01/23	412571	202309	320	57200	46800		SEP POOL MAINTENANCE	*	822.95		
		9/01/23	412571	202309	320	57200	46200		SEP JANITORIAL	*	902.33		
		9/01/23	412571	202309	320	57200	46600		SEP MAINTENANCE	*	1,730.45		
		9/01/23	412571	202309	320	57200	46810		SEP POOL CHEMICALS	*	1,156.25		
									VESTA PROPERTY SERVICES, INC.				
9/15/23	00132	8/30/23	Q.23774	202308	330	57200	47100		RENEW ECHELON SUBSCRIBES ADVANTAGE SPORT & FITNESS INC	*	3,500.00	3,500.00	000968
9/15/23	00081	9/05/23	135537	202309	320	57200	47200		SEP LAKE MAINT POND 1 CLEAR WATERS, INC	*	100.00	100.00	000969
9/15/23	00005	9/01/23	78	202309	310	51300	34000		SEP MANAGEMENT FEES	*	4,095.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/23	78	202309	310-51300-52100	SEP WEBSITE ADMIN		*	104.17		
9/01/23	78	202309	310-51300-35200	SEP INFO TECH		*	208.33		
9/01/23	78	202309	310-51300-31300	SEP DISSEM AGENT SRVCS		*	500.00		
9/01/23	78	202309	310-51300-51000	OFFICE SUPPLIES		*	18.46		
9/01/23	78	202309	310-51300-42000	POSTAGE		*	145.95		
9/01/23	78	202309	310-51300-42500	COPIES		*	296.85		
GOVERNMENTAL MANAGEMENT SERVICES								5,368.76	000970
9/15/23	00002	9/14/23	23-06109	202309 310-51300-48000	NTC OF BOS MTG 9/14	*	99.88		
		9/14/23	23-06126	202309 310-51300-48000	NTC OF BOS MTG 9/14	*	113.38		
JACKSONVILLE DAILY RECORD								213.26	000971
9/15/23	00095	8/31/23	3268495	202307 310-51300-31500	JUL GENERAL COUNSEL	*	1,069.30		
KUTAK ROCK LLP								1,069.30	000972
9/15/23	00087	9/06/23	1761	202309 320-57200-49500	HOLIDAY LIGHTS-REINSTALL	*	704.98		
M&G HOLIDAY & EVENT LIGHTING								704.98	000973
9/15/23	00102	8/14/23	F1000009	202308 320-57200-46610	ELEVATOR MAINTENANCE	*	100.00		
OTIS ELEVATOR COMPANY								100.00	000974
9/15/23	00033	9/09/23	1	202309 320-57200-49400	LLAMA YOGA EVENT	*	125.00		
PRISCILA BYERLEY								125.00	000975
9/15/23	00012	8/31/23	11357	202308 320-57200-46110	AUG DOG PARK MULCH	*	2,200.00		
		9/01/23	11379	202309 320-57200-46100	SEP LANDSCAPE MAINT E & W	*	8,110.00		
		9/01/23	11382	202309 320-57200-46100	SEP LANDSCAPE MAINT PH1	*	6,027.00		
		9/01/23	11383	202309 320-57200-46100	SEP LANDSCAPE MAINT PH2	*	14,210.00		
		9/01/23	11384	202309 320-57200-46100	SEP LANDSCAPE MIANTENANCE	*	3,320.00		

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/23		11433		202309	320-57200-46100		SEP LANDSCAPE MAINTENANCE	*	1,600.00		
9/01/23		11434		202309	320-57200-46100		SEP LANDSCAPE MAINTENANCE	*	2,200.00		
										37,667.00	000976
9/15/23	00011	9/06/23	252-2577	202309	310-51300-31200		SE2020A FY23 TRUSTEE FEE	*	333.34		
9/06/23		252-2577		202309	300-15500-10000		SE2020A FY24 TRUSTEE FEE	*	3,666.66		
										4,000.00	000977
9/15/23	00066	9/12/23	15349	202309	330-57200-46500		DISINFECTANT WIPES CASE	*	115.35		
										115.35	000978
9/27/23	00001	9/20/23	19897	202309	300-15500-10000		FY24 INSURANCE RENEWAL	*	59,752.00		
										59,752.00	000979
9/27/23	00038	9/05/23	09052023	202309	320-57200-49400		DJ MUSIC BINGO 10/04	*	275.00		
9/05/23		09052023		202309	320-57200-49400		DJ HALLOWEEN PARTY 10/27	*	300.00		
										575.00	000980
9/27/23	00013	9/17/23	09172023	202309	300-20700-10000		FY23 DEBT ASSESS SE2019	*	3,397.95		
										3,397.95	000981
9/27/23	00013	9/17/23	09172023	202309	300-20700-10010		FY23 BEBT ASSESS SE2020	*	1,374.97		
										1,374.97	000982
9/27/23	00013	9/17/23	09172023	202309	300-20700-10020		FY23 DEBT ASSESS SE2020A	*	1,982.12		
										1,982.12	000983
9/27/23	00013	9/17/23	09172023	202309	300-20700-10030		FY23 DEBT ASSESS SE2021	*	57.96		
										57.96	000984
9/27/23	00055	11/22/22	19984071	202211	320-57200-47000		NOV PEST CONTROL	*	120.00		
										120.00	000985

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/27/23	00037	8/31/23 413229	202308 320-57200-46000	POOL SUPPLIES - ETOWN VESTA PROPERTY SERVICES, INC.	*	17.74	17.74 000986
9/27/23	00062	9/06/23 24092665	202309 330-57200-46500	JANITORIAL SUPPLIES W.B. MASON CO., INC.	*	155.74	155.74 000987
TOTAL FOR BANK A						144,374.33	
TOTAL FOR REGISTER						144,374.33	



Invoice

CFC #1426235

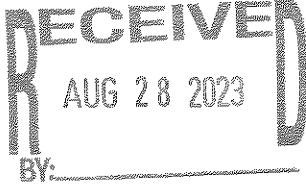
PO Box 600921 * Jacksonville, FL 32260

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

Date	Invoice #
8/25/2023	2023-52494

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: 8/23/23 Ticket: Toilet issues Replaced gym toilets flushometer. Swapped from American Standard sensor to Sloan 1.6 gpm manual flushometer with handle. Tested completed work. No further known issues at this time</p> <p style="text-align: center;">  </p>	398.00

Technician	LB	Thank you for your business, Dawn	Total	\$398.00
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All invoices are due upon receipt. If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorneys' fees, incurred in the collection of the unpaid portion.

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
8/27/2023	4766

BILL TO
Cypress Bluff CDD eTown Recharge 10571 eTown Parkway Jacksonville FL 32256

P.O. NO.	TERMS	JOB
	Net 15	23-956

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Recharge Amenity Center	190.00	190.00
Elec. Matrl	1	Replaced LED can light driver.	76.00	76.00

RECEIVED
AUG 28 2023
BY: _____

Thank you for your business. We appreciate it very much.			Total	\$266.00
			Payments/Credits	\$0.00
Phone #	Fax #	E-mail	Balance Due	\$266.00
904-541-1000	904-215-3475	LDEASE@AOL.COM		

KAD ELECTRIC COMPANY
P.O. BOX 8567
FLEMING ISLAND FL 32006-0014

Invoice

DATE	INVOICE #
8/27/2023	4774

BILL TO
Cypress Bluff CDD eTown Recharge 10571 eTown Parkway Jacksonville FL 32256

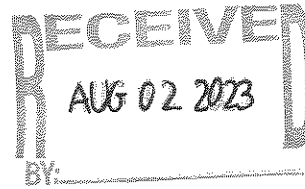
P.O. NO.	TERMS	JOB
	Net 15	23-959

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
Elec. Labor	1	Recharge Amenity Center. and material. Provided and replaced GFI outlet. Replaced LED can light trim. Glued all stairwell LED covers. Trouble shoot LED can light.	695.00	695.00



Thank you for your business. We appreciate it very much.		
Phone #	Fax #	E-mail
904-541-1000	904-215-3475	LDEASE@AOL.COM

Total	\$695.00
Payments/Credits	\$0.00
Balance Due	\$695.00



INVOICE

Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: 1409934

11925 Alden Trace Blvd N
Jacksonville FL 32246

Description	Date	Time	Price
• DJ for Karaoke	9/15/2023	6pm-8pm	\$ 400.00

Final Balance Due by **\$ 400.00**
September 15th, 2023

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

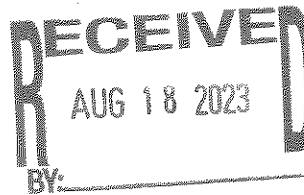
Invoice # 091023-1

August 18th, 2023

Mary Helen Rebecca Day
11483 Lumberjack Circle East
Jacksonville, FL 32223

904-710-0991
rebeccadaymusic@gmail.com

Attn: Marcy Pollicino
eTOWN Jax
Cypress Bluff
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092



September 10th Invoice for Records

11:00AM-1:00PM

Price includes equipment setup, equipment teardown, travel, and performance

If paying by check, make check payable to: Mary Helen Rebecca Day

Due upon services rendered:

SOLO performance 11:00AM-1:00PM \$150.00

Total: \$150.00

Thank you for partnering with Rebecca Day!

Invoice

Rogers Pavement Maintenance Inc.

PO Box 65909
Orange Park, FL 32065

Date	Invoice #
8/28/2023	38306b

Bill To	
Cypress Bluff CDD 475 West Town Place St Augustine, FL 32092	
ATTN:	

Job		
Marconi and Recharge Sign		
Job Completed	Terms	P.O. #
8/28/2023	Net 30	

Description	Qty	U/M	Amount
Remove and Replace damaged 4" x 4" Black Square Post. Use existing sign.	1	EA	1,000.00

RECEIVED
AUG 28 2023
BY: _____

	Balance Due \$1,000.00
--	-------------------------------

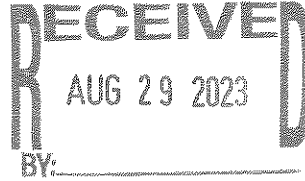


Invoice

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

Invoice # 412571
Date 09/01/2023

Terms
Due Date 09/15/2023
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	10,426.86	10,426.86
Facility Attendant	1	6,029.36	6,029.36
Pool Maintenace	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			21,068.20

Corporate Office:		Invoice Provided by:	
Advantage Sport & Fitness, Inc. 2255 N Triphammer Rd Ithaca, NY 14850-1576 Phone: (607)-257-2107 Fax: (607)-257-2221		John Marcotte jsmarcotte@advantagefitness.com Phone: 919-943-1699 Fax: 919-882-1864	
		Doc Date:	8/30/2023
		Valid Until:	10/29/2023
		Invoice Amount:	\$3,500.00

This invoice was produced for:

Ship To:	Bill To:
Recharge Amenity Center 1057 Etown Parkway Jacksonville, FL 32256	Cypress Bluff Community Development 475 W Town Pl Ste 114 St Augustine, FL 32092
Marcy Pollicino	Marcy Pollicino
Phone: 904-527-1081 Email: recharge@etownjax.com	Phone: 904-527-1081 Email: recharge@etownjax.com

QTY	Product Number	Product Description	MSRP	Discount Price/Unit	Extended Price
		ECHELON SUBSCRIPTION			
		1 Year Subscription - 7 Units			
7	ECH-1YRSUBC-6+	Echelon Commercial Subscription 6+ Units/1yr	\$500.00	\$500.00	\$3,500.00
		4 - Bikes ; 3- Reflect Mirror			

NOTE: Sign before: 9/29/2023
 Estimated Delivery Date: 2-4 weeks from receipt of order confirmation

Payment Terms:
Payment in Full In Advance to Book Order

Product Total After Discount:	\$3,500.00
Inbound Freight:	\$0.00
Delivery & Installation:	\$0.00
Est. Tax:	\$0.00
TOTAL AMOUNT:	\$3,500.00
(100%) DEPOSIT DUE:	\$3,500.00
REMAINING BALANCE:	\$0.00

Customer Acceptance	From Quote #: Q.000023774	Grand Total: \$3,500.00
Signature	Print Name	
	Date	

RECEIVED
 AUG 30 2023
 BY: _____

**ADVANTAGE SPORT & FITNESS, INC.
STANDARD TERMS & CONDITIONS**

www.advantagefitness.com/terms

ACCEPTANCE - Buyer accepts these terms and conditions by paying any portion of the sales price.

ENTIRE AGREEMENT- This document, together with the Advantage Sport & Fitness, Inc. quotation signed by the Buyer and accepted by Advantage Sport & Fitness, Inc. (i.e. the "Quotation"), and any attachments, constitutes the entire agreement between the parties and supersedes all prior agreements: no understanding, modification, trade custom or prior course at dealing at variance with these terms and conditions will bind Advantage Sport & Fitness, Inc. This document may only be amended in writing signed by both parties. In the case that these terms conflict with the Quotation, the Quotation shall apply, except that Advantage Sport & Fitness, Inc. reserves the right to correct typographical errors in the Quotation at any time.

PRICE PROTECTION- Prices quoted are guaranteed for 30 days from the date quoted in writing unless stated otherwise. This applies to all quotes. Advantage Sport & Fitness, Inc. reserves the right to correct typographical errors in the Quotation prices at any time.

DELIVERY OF EQUIPMENT - All equipment ordered from Advantage Sport & Fitness, Inc. or its vendors is shipped F.O.B. Buyer's "ship to" address.

Buyer must guarantee Advantage Sport & Fitness, Inc. access to the "ship to" address on the delivery date in order to ensure proper delivery and installation.

TERMS - Unless otherwise stated, Buyer will pay a minimum non refundable deposit of 50% of the sale price. The outstanding sales balance will be due at delivery. All payments must be made by cash, cashiers check, or wire transfer. Advantage Sport & Fitness, Inc. or its agents will not accept a personal or business check unless so noted in writing on the Quotation.

DELAY IN PERFORMANCE - Advantage Sport & Fitness, Inc. will exercise its best efforts to deliver the equipment in a timely manner, but Buyer acknowledges that the estimate of shipment and delivery is approximate only and Advantage Sport & Fitness, Inc. shall have no liability for loss of use or for any direct, indirect or consequential damages resulting from any delay in shipment or delivery. Advantage Sport & Fitness, Inc. is not responsible for any delay, failure or omission due to any cause beyond its control, such as labor strikes, shortage of materials, inclement weather, interruption in electrical service, acts of God, war or similar events.

INSPECTION- Buyer must inspect the equipment upon delivery and provide Advantage Sport & Fitness, Inc. with written notice of any defects. Otherwise Buyer waives its right to object to the condition of the equipment.

CLEARED AREA/DEBRIS Buyer agrees to clear an area where the equipment is to be delivered and installed. The installation area shall be clean and free of all debris, construction dust, etc. prior to the delivery date. Advantage Sport and Fitness, Inc. will not deliver into an area undergoing construction, e.g. "hard-hat" area.

INSTALLATION AREA - The equipment is designed to operate on a smooth, level, immovable surface. An unlevelled floor or shift in the structure housing the equipment may cause equipment malfunctions. Advantage Sport & Fitness, Inc. will not be liable for any damage associated with an unlevelled surface or structural movement.

MECHANICAL/ELECTRICAL/NETWORKING/VIDEO REQUIREMENTS - Unless otherwise stated, Buyer is responsible for all utility service such as electrical connections, computer and/or Internet networking connections, video connections, etc., and must secure all necessary tradesmen required for the installation of such connections. Such services must be ready prior to the fitness equipment delivery date.

PERMITS - Buyer is responsible for obtaining all permits for the installation or operation of the equipment, for any such permits required by state, local or other lawful authorities.

TAXES - Federal, state and local taxes, (unless otherwise shown on the quotation), are not included and are Buyer's responsibility. Advantage Sport & Fitness, Inc. may bill Buyer separately at any time for any such charge. Advantage Sport & Fitness, Inc. may be requested to collect or pay.

ADDITIONAL CHARGES - In addition to the open balance of the sales price, Buyer agrees to pay the following prior to delivery.

- Any actual costs Advantage Sport & Fitness, Inc. incurs transporting or storing the equipment if the Buyer fails to pay the outstanding balance upon delivery or the equipment cannot be delivered for any reason outside the control of Advantage Sport & Fitness, Inc., its agents or subcontractors.
- Any actual costs Advantage Sport & Fitness, Inc. incurs if the equipment cannot be delivered due to Buyer's error, omission or lack of preparation of the installation area.
- A commercially reasonable charge for deliveries requested outside the normal business hours (Monday-Friday), (8:00 A.M. - 5:00 P.M.) or requiring a specific start or stop time, provided that Advantage Sport & Fitness, Inc. has agreed to perform a delivery at such a time.
- A commercially reasonable charge for deliveries or labor required to handle stairways, inadequate door openings, structural obstacles or long delivery routes when direct access to installation site is not available.

NEW EQUIPMENT PURCHASES - Limited Warranty: There is no warranty of merchantability or warranty that the equipment will be fit for a particular purpose. Buyer agrees that all warranties are manufacturers warranties only, and are subject to all manufacturers limitations and exclusions. No materials sold by Advantage Sport & Fitness, Inc. are warranted by Advantage Sport & Fitness, Inc.; only manufacturers warranties apply to all sales. Warranties extend only to the buyer and automatically terminate upon transfer of business or equipment. Equipment manufacturers warranty policies, terms, and limitations only will govern warranty issues. All decisions made by the equipment manufacturers are made at the discretion of the manufacturer, not Advantage Sport & Fitness, Inc.

All claims for warranty work must be submitted in accordance with the manufacturer's warranty claims process. Waiver of Warranty -- All expressed warranties are automatically voided if buyer attempts to repair the equipment, either personally or through its employees, agents or subcontractors without first obtaining written approval from the manufacturer as to scope of work and price.

Buyer's Remedy -- Buyer's sole remedy is application of manufacturers' warranties and limitations. Buyer also agrees that Advantage Sport & Fitness, Inc. will not be responsible for buyer's consequential or incidental damages, costs, losses or expenses, including by way of example only, repair or replacement costs, loss of anticipated profits, loss of product, punitive/exemplary damages or non-economic damages.

ADVANTAGE SPORT & FITNESS, INC. CERTIFIED PRE-OWNED EQUIPMENT PURCHASES - Equipment parts covered under Advantage Sport & Fitness, Inc. Certified Pre-Owned equipment warranty: all parts except entertainment.

Equipment parts not covered under Advantage Sport & Fitness, Inc. Certified Pre-Owned equipment warranty: PVS, headphone jack, USB connector, iPod connector.

The 90 day warranty period begins the day the equipment is delivered to your facility. The warranty is offered directly through Advantage Sport & Fitness, Inc. There is no manufacturer's warranty implied or expressed when purchasing Certified Pre-Owned equipment. The warranty covers parts and labor costs for equipment examined and certified through our Certified Pre-Owned inspection process. Any warranty claim must be submitted within the 90 day Certified Pre-Owned warranty window. Any claim or service request submitted after the close of the 90 day window will be subject to normal service repair charges. Certified pre-owned warranties extend only to the buyer and automatically terminate upon transfer of business or equipment.

Waiver of Warranty -- All expressed warranties are automatically voided if buyer attempts to repair the equipment, either personally or through its employees, agents or subcontractors.

Buyer's Remedy -- Buyer's sole remedy is application of Advantage Sport & Fitness, Inc. Certified Pre-Owned warranty and limitations. Buyer also agrees that Advantage Sport & Fitness, Inc. will not be responsible for buyer's consequential or incidental damages, costs, losses or expenses, including by way of example only, loss of anticipated profits, loss of product, punitive/exemplary damages or non-economic damages.

As Available We sell equipment we have in stock, have examined and certify that the equipment meets our standards. In some situations we may not have an item in stock and cannot guarantee delivery until our stock is replenished. Certified Pre-Owned equipment will be included in a sales order that contains new equipment when the equipment is available. In the event that Certified Pre-Owned equipment is not in stock; the Certified Pre-Owned equipment will be listed on a separate sales order. Customer is responsible for paying for all equipment that has been delivered. The payment for new equipment cannot be held while waiting on Certified Pre-Owned equipment, or vice versa.

Certified Pre-Owned Means - The equipment is free of major cosmetic wear or damage. The equipment is in full working condition. Our Service Technicians have completed a Certified Pre-Owned examination of the equipment. All "wear" parts have been checked and tested for defects and are in good working condition. The function and reliability of the equipment is covered under our 90 day Certified Pre-Owned Parts & Labor Warranty. Treadmills will have a new deck surface and new running belt.

"AS IS" EQUIPMENT PURCHASES - No "as is" materials sold by Advantage Sport & Fitness, Inc. are warranted by Advantage Sport & Fitness, Inc. Buyer also agrees that Advantage Sport & Fitness, Inc. will not be responsible for buyer's consequential or incidental damages, costs, losses or expenses, including by way of example only, repair or replacement costs, loss of anticipated profits, loss of product, punitive/exemplary damages or non-economic damages.

GOVERNING LAW - New York law shall govern any dispute between the parties pertaining to this document or the equipment.

JURISDICTION Any dispute between the parties involving this document or the equipment shall be filed in Monroe County, New York.

ADVANTAGE SPORT & FITNESS, INC. DAMAGES - Advantage Sport & Fitness, Inc. shall receive actual, consequential and incidental damages, costs, interest and attorney fees if buyer violates these terms and conditions.

CANCELLATIONS - Buyer agrees to pay 25% of sales price as a re-stocking fee on all orders, plus freight charges, if any order is cancelled.

SUBROGATION CLAUSE - Buyer agrees to purchase and maintain insurance which permits a waiver of liability and contains a waiver of subrogation. If Buyer has an insured loss, then Buyer agrees to release Advantage Sport & Fitness, Inc. and its agents for any claim for such loss to the extent of any recovery under its insured loss, and Buyer also agrees to release Advantage Sport & Fitness, Inc. and its agents for any claim for such loss to the extent of any recovery under its insurance even if Advantage Sport & Fitness, Inc.'s workmanship may have caused or contributed to the loss.

ADVANTAGE SPORT & FITNESS, INC. INSTALLATIONS - When Advantage Sport & Fitness, Inc. has been contracted to do partial or full installation, only the portion of installation contracted to be performed by Advantage Sport & Fitness, Inc. is subject to labor warranty. Such labor warranty shall be in accordance with the manufacturer's labor warranty, or in the event that no such manufacturer's warranty is applicable, then the labor shall be covered by a limited 30 day labor warranty. Problems that may arise from aspects of the installation not performed by Advantage Sport & Fitness, Inc. are not covered by Advantage Sport & Fitness, Inc. for any labor charges that may be incurred.

THIRD PARTY CONTRACTORS - Advantage Sport & Fitness, Inc. may subcontract its delivery and installation obligations shown on any quotation and these terms and conditions shall apply with respect to the third party as an agent of Advantage Sport & Fitness, Inc.

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

Invoice

DATE	INVOICE #
9/5/2023	135537

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

RECEIVED
SEP 05 2023
BY: _____

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

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

Invoice

Invoice #: 78
Invoice Date: 9/1/23
Due Date: 9/1/23
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 - September 2023		4,095.00	4,095.00
Website Administration - September 2023		104.17	104.17
Information Technology - September 2023		208.33	208.33
Dissemination Agent Services - September 2023		500.00	500.00
Office Supplies		18.46	18.46
Postage		145.95	145.95
Copies		296.85	296.85

RECEIVED
 SEP 06 2023
 BY: _____

Total	\$5,368.76
Payments/Credits	\$0.00
Balance Due	\$5,368.76

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

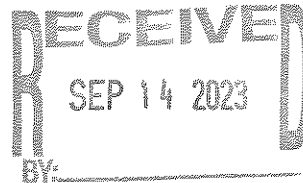
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

September 14, 2023

Date

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



Serial #	<u>23-06109D</u>	PO/File #	_____	\$99.88
				Payment Due
	Notice of Meeting of the Board of Supervisors			
	_____			\$99.88
	Cypress Bluff Community Development District			Publication Fee

Case Number	_____			Amount Paid
Publication Dates	<u>9/14</u>	_____		
County	<u>Duval</u>	_____		

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

If your payment is being mailed, please reference **Serial # 23-06109D** on your check or remittance advice.

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

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

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

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

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

**NOTICE OF MEETING OF
THE BOARD OF
SUPERVISORS
CYPRESS BLUFF
COMMUNITY**

DEVELOPMENT DISTRICT
Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, September 26, 2023 at 1:30 p.m. at the eTown Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

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

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

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

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

Jim Perry
District Manager

Sep. 14 00 (23-06109D)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

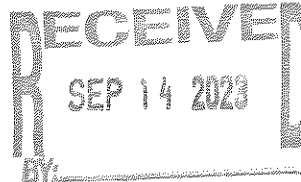
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

September 14, 2023

Date

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



Serial # <u>23-06126D</u>	PO/File # _____	\$113.38
Notice of Board of Supervisors Meeting Dates		Payment Due
_____		\$113.38
Cypress Bluff Community Development District		Publication Fee
_____		_____
Case Number _____		Amount Paid
Publication Dates <u>9/14</u>		
County <u>Duval</u>		

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

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

If your payment is being mailed, please reference **Serial # 23-06126D** on your check or remittance advice.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

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

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

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

NOTICE OF 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

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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 Office.

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

James Perry
District Manager

Sep. 14 00 (23-06126D)

KUTAK ROCK LLP

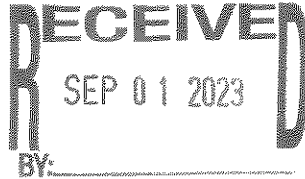
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2023



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

Reference: Invoice No. 3268495
Client Matter No. 4123-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3268495
4123-1

Re: General Counsel

For Professional Legal Services Rendered

07/25/23	K. Buchanan	2.50	837.50	Prepare for and attend board meeting
07/27/23	K. Buchanan	0.40	134.00	Perform meeting follow up

TOTAL HOURS 2.90

TOTAL FOR SERVICES RENDERED \$971.50

DISBURSEMENTS

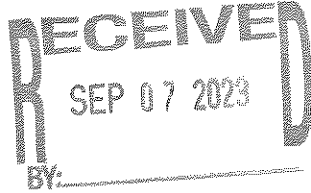
Meals	5.52
Travel Expenses	92.28

TOTAL DISBURSEMENTS 97.80

TOTAL CURRENT AMOUNT DUE \$1,069.30

M&G Holiday Lighting

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



INVOICE

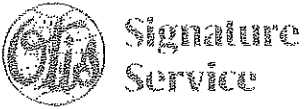
BILL TO
E-Town
E-Town - Cypress Bluff CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

INVOICE 1761
DATE 09/06/2023
TERMS Due on receipt
DUE DATE 09/06/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Holiday Lighting - Reinstall Install C7 WW lights to the tops of the 2 small outer columns	0.50	170.50	85.25
	Holiday Lighting - Reinstall Install C7 WW lights to the front and side facias of the upper peak	0.50	207.00	103.50
	Holiday Lighting - Reinstall Install C7 WW lights to the "e" neighborhood sign	0.50	181.00	90.50
	Holiday Lighting - Reinstall Install 48" pre lit wreath with bow (standard red velvet) below the "e" neighborhood sign	0.50	103.88	51.94
	Holiday Lighting - Reinstall Install C7 WW lights to the forward facing horizontal facia at the base of the covered 2nd level deck	0.50	45.50	22.75
	Shipping Shipping of new product	0.50	2.07	1.04
	Miscellaneous - Wire - Plugs, Supplies, etc Miscellaneous - Wire - Plugs, Supplies, etc	0.50	75.00	37.50
	Removal Removal of Lights and Decor at the end of the season	0.50	250.00	125.00
	Storage Storage of Holiday lights and decor till the next season	0.50	75.00	37.50
	Equipment charges Boom Rental for Install and Removal	0.50	300.00	150.00

BALANCE DUE

\$704.98

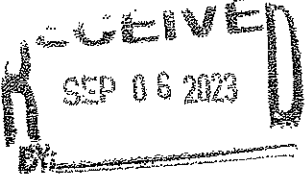


INVOICE

Page 1 of 2

CUSTOMER NO.: 66614678 Etown Swim and Fitness
DATE: 8/14/2023 **DUE: 9/13/2023**
INVOICE NO.: F10000091357 **PLEASE PAY PROMPTLY**

010600 1/1

ACCOUNT SUMMARY	
BUILDING ADDRESS ETOWN SWIM and FITNESS 11003 ETOWN PKWY JACKSONVILLE FL 32256-5892 CONTRACT: 120512 TAJ06137	
Logistics and fuel impact fee Letter of explanation enclosed within \$100.00	
	
NET SERVICE CONTRACT AMOUNT	\$100.00
Sales Tax	\$0.00
TOTAL SERVICE CONTRACT AMOUNT DUE	\$100.00

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?
Invoice Questions: 1-844-636-6847
OTISLINE®: 1-800-233-6847

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

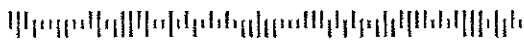
PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE DATE OF THE INVOICE SHALL INCUR AN INTEREST CHARGE OF THE OVERDUE AMOUNT CALCULATED FROM THE PAYMENT DUE DATE OF THE INVOICE AT THE RATE OF ONE AND ONE HALF PERCENT (1.5% PER MONTH (18% PER ANNUM)) OR THE MAXIMUM RATE ALLOWED BY APPLICABLE LAW, WHICHEVER IS LESS.

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



11760 US Hwy 1 Sulte W600 Palm Beach Gardens FL 33408

AB 01 010600 87788 H 33 A


CYPRESS BLUFF COO
475 WEST TOWN PLACE
SAINT AUGUSTINE FL 32092

CUSTOMER NO.: 66614678
DATE: 8/14/2023
INVOICE NO.: F10000091357
TOTAL SERVICE CONTRACT AMOUNT: \$100.00

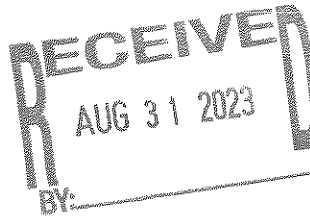
MAKE CHECK PAYABLE TO:

Otis Elevator Company
PO Box 73579
Chicago IL 60673-3579



F10000091357 0000010000 8

Priscila Byerley
5561 Co Rd 208, St Augustine
32092



INVOICE

Cypress Bluff Community Development District
11003 eTown Parkway | Jacksonville, FL 32256

Invoice # 0000001
Invoice Date 09/09/2023
Due Date 09/09/2023

Item	Description	Unit Price	Quantity	Amount
	yoga class	125.00	1.00	125.00
Subtotal				125.00
Total				125.00
Amount Paid				0.00
Balance Due				\$125.00



Maintenance Invoice

Invoice#: 11357

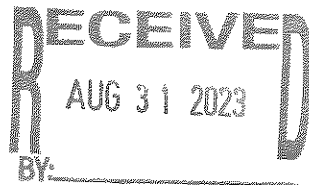
Date: 08/31/2023

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

For: E-Town Recharge Center
11003 E-Town Parkway
Jacksonville FL 32256

For requests and inquiries please contact 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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 11379

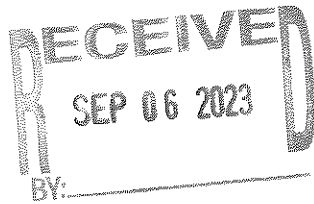
Date: 09/01/2023

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

For: E-Town Interchange East & West

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
September Landscape Maintenance	1.00	8,110.00	8,110.00	



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

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

Amount Due	8,110.00
-------------------	-----------------

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 11382

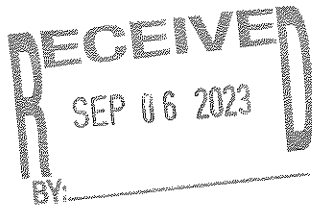
Date: 09/01/2023

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
September 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#: 11383

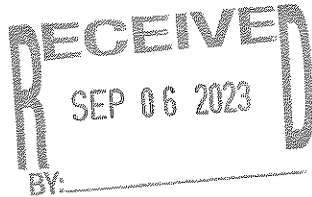
Date: 09/01/2023

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
September 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#: 11384

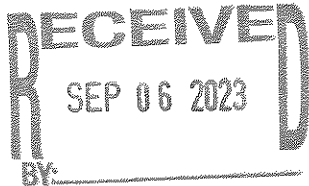
Date: 09/01/2023

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
September 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!!



Maintenance Invoice

Invoice#: 11433

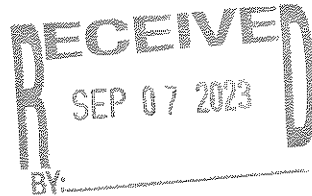
Date: 09/01/2023

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

For: Apex Trail

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
September Landscape Maintenance	1.00	1,600.00	1,600.00	



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

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

Amount Due	1,600.00
-------------------	-----------------

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

THANK YOU FOR YOUR BUSINESS!!



Maintenance Invoice

Invoice#: 11434

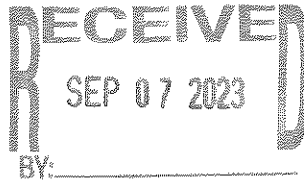
Date: 09/01/2023

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

For: Glenmont

For requests and inquiries please contact service@sunstatenursery.com

Description	Quantity	Price	Ext Price	Sales Tax
September Landscape Maintenance	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

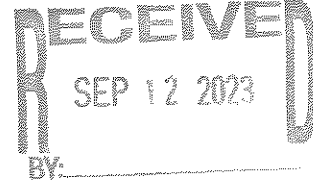
THANK YOU FOR YOUR BUSINESS!!



BNY MELLON

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

INVOICE



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

000001

Invoice Number: 252-2577242
Account Number: CYPBLF20ADWP
Invoice Date: 06-Sep-23
Cycle Date: 01-Sep-23
Administrator: Caroline Cowart
Phone Number: 904-645-1919
Currency: USD

Cypress Bluff Community Development District (City of Jacksonville, Florida) \$7,350,000 Special Assessment Bonds, Series 2020A (Del Webb Project)

	Quantity	Rate	Proration	Subtotal	Total
Flat					
Trustee Fee					4,000.00
For the period: September 01, 2023 to August 31, 2024					

Invoice Total:	4,000.00
Satisfied To Date:	0.00
Balance Due:	4,000.00

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance. Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576. The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street - Suite 2525, Los Angeles, CA 90071

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

Wire and ACH Payment Instructions:
The Bank of New York Mellon
ABA Number: 021000018
Account Number: 8901245259
Account Name: BNY Mellon - Fee Billing Wire Fees
Please reference Invoice Number: 252-2577242

Billing Stub

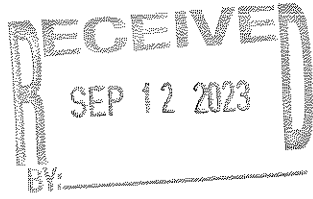
Cypress Bluff Community Development District (City of Jacksonville, Florida) \$7,350,000 Special Assessment Bonds, Series 2020A (Del Webb Project)

Invoice Number: 252-2577242
Account Number: CYPBLF20ADWP
Invoice Date: 06-Sep-23
Cycle Date: 01-Sep-23
Administrator: Caroline Cowart
Phone Number: 904-645-1919
Amount: 4,000.00 USD

000000666280252025772420000000000004000009

Wipes LLC

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	09/12/2023	INVOICE	15349
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	DATE	09/12/2023
475 West Town Place	ReCHARGE Amenty Center			TERMS	Due on receipt
Suite 114	10571 eTown Parkway			DUE DATE	09/12/2023
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
SUBTOTAL			115.35
TAX			0.00
TOTAL			115.35
BALANCE DUE			\$115.35



INVOICE

Customer	Cypress Bluff Community Development District
Acct #	835
Date	09/20/2023
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 59,752.00
Payment Amount	
Payment for	Invoice#19897
100123353	

Thank You

Please detach and return with payment



Customer: Cypress Bluff Community Development District

Invoice	Effective	Transaction	Description	Amount
19897	10/01/2023	Renew policy	Policy #100123353 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/20/2023	59,752.00
				Total
				\$ 59,752.00

RECEIVED
 SEP 26 2023
 BY: _____

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclmer@egisadvisors.com	09/20/2023
Atlanta, GA 30374-8555		



INVOICE

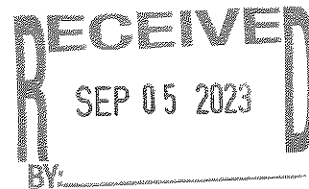
11925 Alden Trace Blvd N
Jacksonville FL 32246

Attention: Cypress Bluff Community Development District
Address: 10571 E-Town Pkwy, Jacksonville, FL 32256
Invoice Number: 14098

Description	Date	Time	Price
• DJ for Music Bingo with supplies (no prizes)	10/4/2023	6pm-8pm	\$ 275.00
DJ for Halloween Party	10/27/2023	6pm-8pm	\$ 300.00

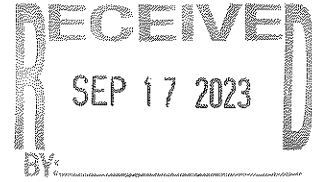
Final Balance Due by October 27th, 2023 **\$ 575.00**

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



Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

Date	Amount	Authorized By
September 17, 2023	\$3,397.95	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

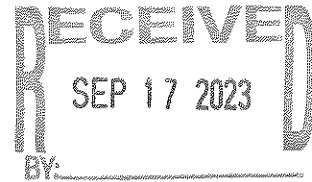
ASAP	001.300.20700.10000
------	---------------------

Intended Use of Funds Requested:

FY23 Debt Assessment SE 2019
<i>(Attach supporting documentation for request.)</i>

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

Date	Amount	Authorized By
September 17, 2023	\$1,374.97	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

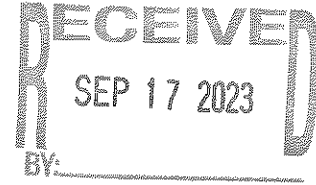
ASAP	001.300.20700.10010
------	---------------------

Intended Use of Funds Requested:

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

**Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT**

General Fund



Check Request

Date	Amount	Authorized By
September 17, 2023	\$1,982.12	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
<i>(Attach supporting documentation for request.)</i>

Cypress Bluff
COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

Date	Amount	Authorized By
September 17, 2023	\$57.96	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

ASAP 001.300.20700.10030

Intended Use of Funds Requested:

FY23 Debt Assessment SE 2021

(Attach supporting documentation for request.)

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

INVOICE:	19984071
DATE:	11/22/2022
ORDER:	19984071

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
11/22/2022	12:58 PM	ANTS, ROACH, WASP		12:58 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	8/17/2023		01:15 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$120.00
		SUBTOTAL \$120.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$120.00
		AMOUNT DUE \$120.00

RECEIVED
 SEP 15 2023
 BY: _____

FP

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

Printing: 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com



Invoice

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

Invoice # 413229
Date 08/31/2023
Terms
Due Date 09/29/2023
Memo

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

RECEIVED
SEP 08 2023
BY: _____

Description	Quantity	Rate	Amount
Billable Expenses			
Pool Supplies - ETown			17.74
Total Billable Expenses			17.74
Total			17.74

EMAIL



HX - FC - JACKSONVILLE - 34
 8297 PHILLIPS HWY * JACKSONVILLE, FL 32256
 PHONE: 904-730-9555 * FAX: 904-730-5672

Invoice	453762
Document	950933
Date	08/29/23
Print Time	8:27PM

Sold To:	340900	PHONE: 904-355-1831	Ship To:	SAME
	VESTA PROPERTY SVCS			VESTA PROPERTY SVCS
	245 RIVERSIDE AVE STE 300			245 RIVERSIDE AVE STE 300
	JACKSONVILLE, FL 32202			JACKSONVILLE, FL 32202

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
CEDAR BLUFF	JSC	11:55AM	1% 10TH/N 20TH NET 20 TH	
Order Date	Carrier		Ship Date	Order Checked Out By:
08/28/23	COUNTER		08/29/23	
				Order Picked Up By:
				Order Delivered By: Route: CTR

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
1		1	LO-ACC010	EA	LO-CHLOR PHOSPHATE TEST STRIPS (50 PER BOTTLE)		16.50	16.50

Standard Terms: Account disputes must be reported to Credit Department within 60 days of invoice date. Past due accounts and Credit Card payments are not entitled to discounts. Amounts not paid by the Due Date bear interest at 18% per annum and all cost of collection, including attorney's fees, are the obligation of the customer.

PAYMENT RECEIVED

Cash Check Credit Card
 Number: _____
 Amount: _____
 Received By: _____

Subtotal	16.50
Discount/Fa	
Taxable Subtotal	16.50
Tax	1.24
Freight	.00
Total	17.74

RECEIVED BY: _____
 PLEASE SIGN AND PRINT NAME IN BLACK INK





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

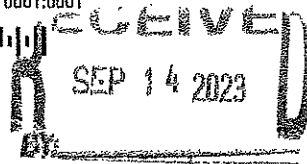
Address Service Requested
888-WB-MASON www.wbmason.com

Invoice Number	240926654
Customer Number	C2943565
Invoice Date	09/06/2023
Due Date	10/06/2023
Order Date	09/05/2023
Order Number	S137361565
Order Method	WEB

14169 1 MB 0.561 E004DX I0062 D11744783490 S2 P9884446 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. 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	1	CT	71.28	71.28
GPC16880	TISSUE,TOILET,2PLY,WH(16580),80/CT	1	CT	67.99	67.99
NWLVGPCPFGL	VINYL GP POWDER FREE GLOVES - LARGE	2	BX	5.49	10.98
NWLVGPCPFGL	VINYL GP POWDER FREE GLOVES - X-LARGE	1	BX	5.49	5.49

SUBTOTAL: 155.74
TAX & BOTTLE DEPOSITS TOTAL: 0.00
ORDER TOTAL: 155.74
Total Due: 155.74

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	240926654
Invoice Date	09/06/2023
Terms	Net 30
Total Due	155.74

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
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