

*Cypress Bluff  
Community Development District*

*January 23, 2024*

# *AGENDA*

**Cypress Bluff  
Community Development District**

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

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January 16, 2024

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, January 23, 2024 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 October 24, 2023 Board of Supervisors Meeting
- IV. Staff Reports
  - A. District Counsel
  - B. District Engineer – Ratification of Requisitions 2 and 3
  - C. District Manager
  - D. General Manager - Report
- V. Financial Reports
  - A. Financial Statements as of December 31, 2023
  - B. Check Registers
    1. October & November
    2. December
- VI. Other Business
- VII. Supervisor’s Requests and Audience Comments

VIII. Next Scheduled Meeting – February 27, 2024 at 1:30 p.m. at the eTown Welcome Center

IX. Adjournment

*THIRD ORDER OF BUSINESS*

MINUTES OF MEETING  
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors meeting of the Cypress Bluff Community Development District was held Tuesday, October 24, 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 <i>by phone</i>	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
Dana Harden	Vesta Property Services
Marcy Pollicino	General Manager
Jim Oliver	GMS, LLC

The following is a summary of the discussions and actions taken at the October 24, 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 September 26,  
2023 Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Hewins seconded by Mr. Price with all in favor the minutes of the September 26, 2023 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Acceptance of the Engagement Letter from  
Grau & Associates for the Fiscal Year 2023  
Audit**

Mr. Perry noted the fee included in the engagement letter is \$6,400, which is under the budgeted amount.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor the engagement letter from Grau & Associates for the Fiscal Year 2023 audit was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,  
Amending the Fiscal Year 2023 General  
Fund Budget**

Mr. Perry stated that the budget is being amended to reflect the actual expenditures, which were over budget by 4%.

On MOTION by Mr. Ray seconded by Mr. Hewins with all in favor Resolution 2024-01, amending the Fiscal Year 2023 general fund budget was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Buchanan informed the Board that the Chairman was able to negotiate the final form of the Vesta agreement so that will be circulated shortly.

**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.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

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

Mr. Ray asked why the ending fund balance in the amended budget does not match the balance sheet.

Mr. Perry stated that he will look at it and get it reconciled.

**B. Check Register**

A copy of the check register totaling \$144,374.33 was included in the agenda package for the Board’s review.

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

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS                      Supervisor’s Requests and Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS                      Next Scheduled Meetings – November 21, 2023 at 1:30 p.m. at the eTown Welcome Center**

**ELEVENTH ORDER OF BUSINESS                      Adjournment**

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

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

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



*FOURTH ORDER OF BUSINESS*

*B.*

**FORM OF REQUISITION  
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
Acquisition and Construction**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **2**
- (B) Name of Payee: **Sun State Nursery & Landscaping, Inc.  
9362 Phillips Hwy  
Jacksonville, FL 32256**
- (C) Amount Payable: **\$ 87,218.25**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Etown FDOT Interchange West – Contractor Application No. 1 (June 2023)**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2021 Acquisition and Construction**

The undersigned hereby certifies that:

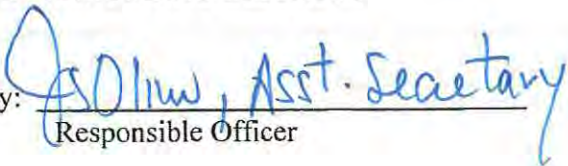
1. obligations in the stated amount set forth above have been incurred by the Issuer;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

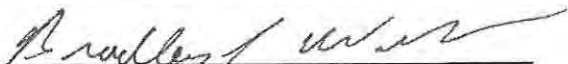
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL  
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

  
Consulting Engineer

# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702/Cma

CONTRACTOR: Cypress Bluff CDD

SUBCONTRACTOR: Sun State Nursery & Landscaping, Inc.  
9362 Phillips Hwy  
Jacksonville, FL 32256

CONTRACT FOR:

CONSTRUCTION MANAGER-ADVISOR EDITION

PAGE 1 OF 2 PAGES

PROJECT:  
E-Town FDOT Interchange West

APPLICATION NUMBER: 1  
PERIOD TO: 06/30/23  
PROJECT NOS.:

CONTRACT DATE:

Distribution to:  
 OWNER  
 CONSTRUCTION  
MANAGER  
 ARCHITECT  
 CONTRACTOR

VIA CONSTRUCTION MANAGER:  
VIA ARCHITECT:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in accordance with the Contract.  
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$260,991.24
2. Net Change By Change Orders.....	\$0.00
3. CONTRACT SUM TO DATE (Line 1 +2).....	\$260,991.24
4. TOTAL COMPLETED & STORED TO DATE..... (Column G on G703)	\$87,218.25
5. RETAINAGE:	
a. 10% % of Completed Work	\$0.00
(Columns D & E on G703)	
b. 0% % of Stored Material	\$0.00
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column 1 of G703)	\$0.00
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$87,218.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$0.00
8. CURRENT PAYMENT DUE	\$87,218.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 173,772.99

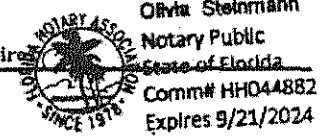
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total Approved this Month		
<b>TOTALS</b>	\$0.00	\$0.00
<b>NET CHANGES by Change Order</b>		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.  
CONTRACTOR:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed it and not the truthfulness, accuracy, or validity of that document.

By: [Signature] Date: 06/21/23  
Florida County of: Duval  
Subscribed and sworn before me on this 21th day of June, 2023 by: Shari Horne proved to me on the basis of satisfactory evidence to be the person who appeared before me.

[Signature] My Commissioning Expires [Date]  
Notary: [Name] My Commissioning Expires [Date]



## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 87,218.25

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MGR:  
By: \_\_\_\_\_ Date: \_\_\_\_\_

ARCHITECT:  
By: \_\_\_\_\_ Date: \_\_\_\_\_

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**CONTINUATION SHEET - Schedule of Values**

AIA DOCUMENT G703

PAGE - 2 OF 2

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use column I on Contracts where variable retainage for line items may apply.

Project: E-Town Interchange West

APPLICATION NO: 1

APPLICATION DATE: 06/20/23

PERIOD TO: 06/30/23

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		% (G/C)			
1	Landscape	\$217,216.24	\$0.00	\$43,443.25		\$43,443.25	20%	\$173,772.99	\$0.00
2			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
3	Irrigation	\$43,775.00	\$0.00	\$43,775.00		\$43,775.00	100%	\$0.00	\$0.00
4			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
5			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
6			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
7			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
8			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
9			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
10			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
11			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
12			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
13			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
14			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
15			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
17			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
18			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
20			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
21			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
22			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
23			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
24			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
25			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
26			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
27			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
28			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
29			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
30			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
31			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
<b>SUB TOTALS:</b>		\$260,991.24	\$0.00	\$87,218.25	\$0.00	\$87,218.25		\$173,772.99	\$0.00
	Change Orders								
			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
<b>CHANGE ORDER TOTALS:</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
<b>GRAND TOTALS</b>		\$260,991.24	\$0.00	\$87,218.25	\$0.00	\$87,218.25	33%	\$173,772.99	\$0.00

**FORM OF REQUISITION  
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
Acquisition and Construction**

The undersigned, a Responsible Officer of the Cypress Bluff Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of February 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **3**
- (B) Name of Payee: **Sun State Nursery & Landscaping, Inc.  
9362 Phillips Hwy  
Jacksonville, FL 32256**
- (C) Amount Payable: **\$ 43,443.25**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Etown FDOT Interchange West – Contractor Application No. 2 (September 2023)**
- (E) Amount, if any, that is to be used for a Deferred Cost:
- (F) Fund or Account from which disbursement to be made: **Series Acq 2021 Acquisition and Construction**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer;
2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

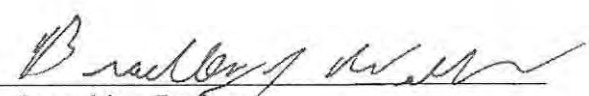
Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

By:  Asst. Secretary  
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL  
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

  
Consulting Engineer



# APPLICATION AND CERTIFICATE FOR PAYMENT

CONSTRUCTION MANAGER-ADVISOR EDITION

AIA DOCUMENT G702/Cma

CONTRACTOR: Cypress Bluff CBD  
c/o E-Town Development

PROJECT: E-Town FDOT Interchange West

APPLICATION NUMBER: 2  
PERIOD TO: 09/30/23  
PROJECT NOS.:

Distribution to:  
 OWNER  
 CONSTRUCTION MANAGER  
 ARCHITECT  
 CONTRACTOR

SUBCONTRACTOR: Sun State Nursery & Landscaping, Inc.  
9362 Phillips Hwy  
Jacksonville, FL 32256

CONTRACT DATE:

CONTRACT FOR:

VIA CONSTRUCTION MANAGER  
VIA ARCHITECT:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in accordance with the Contract. Continuation Sheet, AIA Document G703, is attached.

1.	ORIGINAL CONTRACT SUM	\$260,991.24
2.	Net Change By Change Orders.....	(\$100,861.00)
3.	CONTRACT SUM TO DATE (Line 1 +2).....	\$160,130.24
4.	TOTAL COMPLETED & STORED TO DATE..... (Column G on G703)	\$130,661.50
5.	RETAINAGE:	
a.	10% % of Completed Work (Columns D & E on G703)	\$0.00
b.	0% % of Stored Material (Column F on G703)	\$0.00
	Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$0.00
6.	TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$130,661.50
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$87,218.25
8.	CURRENT PAYMENT DUE	\$43,443.25
9.	BALANCE TO FINISH, INCLUDING RETAINAGE (Line 8 less Line 6)	\$ 29,468.74

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which it and not the truthfulness, accuracy, or validity of that document.

By: Sheri Howe Date: 09/26/23  
Florida County of: Duval  
Subscribed and sworn before me on this 26th day of September, 2023 by Sheri Howe  
on the basis of satisfactory evidence to be the person who appeared before me.

Notary: Olivia Steinmann My Commissioning Expires: 9/21/2024  
Olivia Steinmann  
Notary Public  
State of Florida  
Comm# FFD4882  
Expires 9/21/2024

## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 43,443.25

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MGR:

By: \_\_\_\_\_ Date: \_\_\_\_\_

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total Approved this Month		
<b>TOTALS</b>	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

**CONTINUATION SHEET - Schedule of Values**

AIA DOCUMENT G703

PAGE - 2 OF 2

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT,

containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use column 1 on Contracts where variable retainage for line items may apply.

Project: E-Town Interchange  
West

APPLICATION NO: 1

APPLICATION DATE: 09/26/23

PERIOD TO: 09/30/23

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)		
1	Landscape	\$217,216.24	\$43,443.25	\$43,443.25		\$86,886.50	40%	\$130,329.74	\$0.00
2			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
3	Irrigation	\$43,775.00	\$43,775.00	\$0.00		\$43,775.00	100%	\$0.00	\$0.00
4			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
5			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
6			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
7			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
8			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
9			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
10			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
11			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
12			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
13			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
14			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
15			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
17			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
18			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
20			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
21			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
22			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
23			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
24			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
25			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
26			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
27			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
28			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
29			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
30			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
31			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
<b>SUB TOTALS:</b>		\$260,991.24	\$87,218.25	\$43,443.25	\$0.00	\$130,661.50		\$130,329.74	\$0.00
Change Orders									
CO #1 Deduct Sylvester Palms		(\$100,861.00)	\$0.00	\$0.00		\$0.00		(\$100,861.00)	\$0.00
			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
<b>CHANGE ORDER TOTALS:</b>		(\$100,861.00)	\$0.00	\$0.00	\$0.00	\$0.00	0%	(\$100,861.00)	\$0.00
<b>GRAND TOTALS</b>		<b>\$160,130.24</b>	<b>\$87,218.25</b>	<b>\$43,443.25</b>	<b>\$0.00</b>	<b>\$130,661.50</b>	<b>82%</b>	<b>\$29,468.74</b>	<b>\$0.00</b>

*D.*



**COMMUNITY MANAGER REPORT 1/23/24  
SUBMITTED BY MARCY POLLICINO**

**RECHARGE UPDATE:**

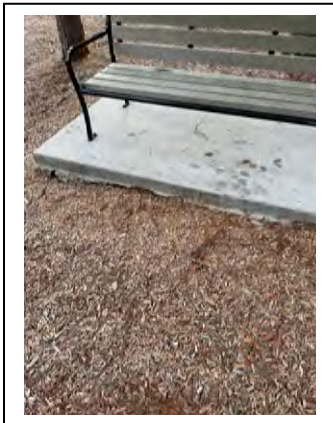
Recharge Pool

The pool was inspected on 10/31/23 and passed. See attached report.

VakPak conducted the quarterly pool maintenance check on 12/21/23. See attached report.

Playground Concrete Pads

After the mulch settled it was discovered we had overpour on the four concrete pads which secure our benches. All Weather Contractors ground the overpour for a clean cut. Cost: \$590



Overpour Example



Clean Edges Example

Recharge Handicap Signs

All five of our handicap parking space signs were faded and have now been replaced by Fast Signs. Cost: \$925.82



### Fitness Center Dumbbells

Heavier dumbbells were purchased for the fitness center. The dumbbells now go up to 60lbs. This addition was heavily requested and met with great appreciation. A multi-use plyo box was also purchased. Cost: \$1,310.



### Fire Panel Replaced

A fire panel in the fitness center went bad and the alarm was set off. The fire department was dispatched, although there was no fire. The fire department broke one of our breakers trying to turn off the alarm. The fire panel and breaker have since been replaced. See incident report attached. Cost: \$595

### WiFi System Updated

The Guest WiFi went down at Recharge due to a router malfunction. However, there was no record of the third party vendor that supplied the router. (It was not Comcast since they are unable to split WiFi between Admin and Guest.) Therefore, the decision was made to have SED Security install a new router since they already manage our VIZpin and security camera connections. Cost: \$1,965

### Pressure Washing

Recharge received a spot clean pressure wash. Cost: \$1,210.36

### eTown Parkway Flags

Two eTown Parkway flags came down due to the strong storms in December. Three flags were ordered to save on costs. Therefore, we have one flag in storage. Cost: \$1,027.77



January 9 Storm

Amenities were secured for the January 9<sup>th</sup> storm. Pool deck chairs laid flat and moved to the pavement ledge, small tables overturned, and the rooftop patio chairs, and small tables were moved under the bar area. No damage was incurred.



October Amenity Use:

Gym door was opened 2,215 times.  
Rear gym door was opened 79 times.  
Main entry gate was opened 1,977 times.  
Main pool gate was opened 390 times.  
Side pool gate was opened 73 times.

November Amenity Use:

Gym door was opened 2,122 times.  
Rear gym door was opened 58 times.  
Main entry gate was opened 1,640 times.  
Main pool gate was opened 176 times.  
Side pool gate was opened 31 times.

December Amenity Use:

Gym door was opened 2,222 times.  
Rear gym door was opened 76 times.  
Main entry gate was opened 1,820 times.  
Main pool gate was opened 136 times.  
Side pool gate was opened 24 times.

**EVENTS UPDATE:**

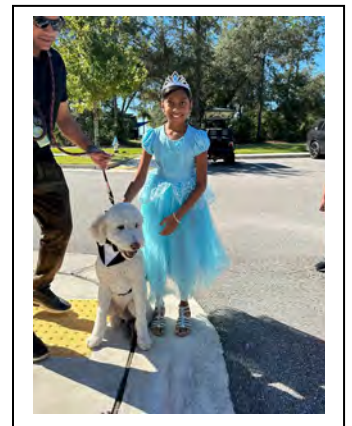
**October Food Truck Friday**

Musical duo The Crazy Daysies performed on the rooftop patio. Two food trucks were on site: Pie Daddy and Henry's Kettle Korn. Pie Daddy was a last minute change which may have contributed to the attendance numbers. 25+/- attended.



**Howl-O-Ween Pawty**

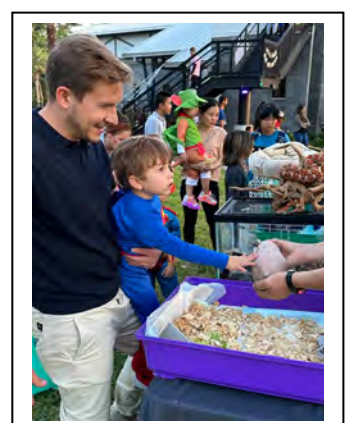
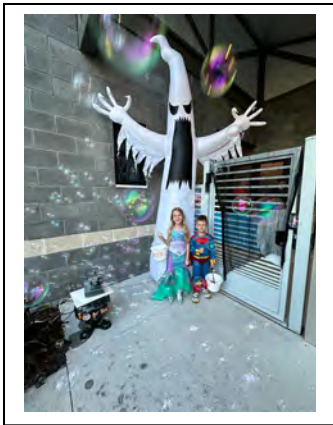
eTown's furry residents celebrated Halloween with a costume contest, free dog training and free hot dogs provided by David Weekley! It was boos and barks for our dogs! 75 +/- attended.



## Broomstick Bash

Residents celebrated Halloween playing in millions of bubbles, enjoying a free spooky drink (alcohol/non-alcohol versions), visiting our spooky animal petting zoo, dancing the monster mash with DJ Ross, playing brain games with our walk around magician and visiting our witch to cast a spell or two! 175-200 attended.

Reaction on social media:





### Thanksgiving Wine Tasting

This event was originally a Wicks & Wine event where the residents would make a candle along with wine tasting. The candle vendor had to cancel and therefore, we pivoted to a “Thanksgiving” tasting. Residents enjoyed four different varieties of wine along with an accompanying “Thanksgiving” taste. 23 participants.



### Holiday Vendor Fair

40 vendors participated. The fair was held along the back side of the parking lot with a couple of tables under our awning. Vendors were charged \$35 per space (no charge for non-profits) and the CDD took in \$1,330. The weather was dreary with light rain/mist, however roughly 150-200 came out to shop!

### Reaction on social media:





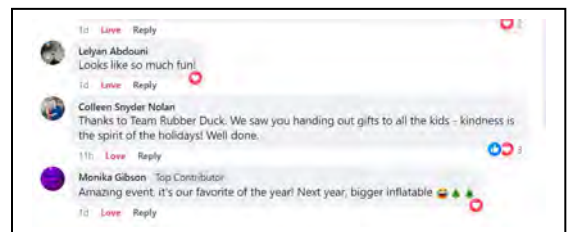
Black Friday Coffee & Donuts

Morning Shot Coffee and Rad Ringo’s Donuts were on site the day after Thanksgiving serving coffee and donuts. It was a cold, dreary day and the trucks reported they did “ok.”

Holiday Golf Cart Parade

Residents decorated their golf carts to participate in a parade up and down the golf cart path. Revel Golf Cars drove the lead cart with Santa and provided a grand prize for the best decorated cart. Four smaller prizes were given out for various categories including “Best Theme” and “Holiday Spirit.” Residents lined the golf cart path to view the parade and to catch a glimpse of Santa! 15 carts participated in the parade.

Reaction on social media:





### Polar Express Party

Unfortunately, we experienced an unpredicted thunderstorm. However, keeping the spirit of Christmas alive the kids were able to visit with Santa and take a train ride! Our bar was also open serving a "Polar Express" drink. Due to the storm the movie, snow and live music were unable to perform. Full house until the storm rolled in, afterwards 75+/- came through. Despite the rain we still had many smiles!

### Reaction on social media:

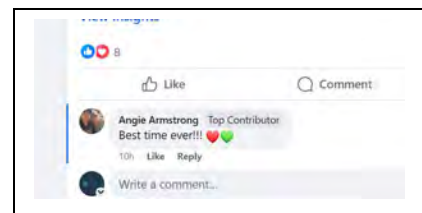




### Christmas Mixology Class

We jingled and mingled at our annual Christmas Mixology Class! Mr. Bartender led the group in making two festive drinks. Attendees also enjoyed music by saxophonist Pierre Kendrick. 41 attended.

### Reaction on social media:



Holiday Movie Night

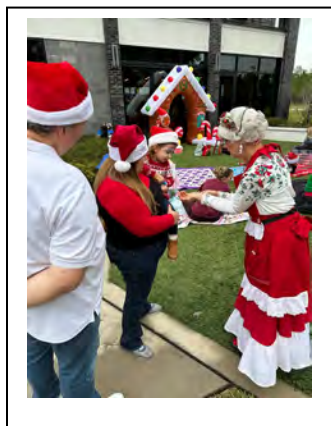
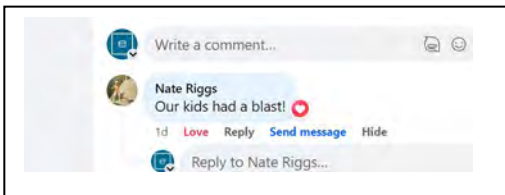
We did not leave anyone HOME ALONE for our holiday movie night on the activity lawn! Mama's Food and Edible Blessings were on site for dinner/dessert. 40 +/- attended.



Donuts and Storytelling with Mrs. Claus

Mrs. Claus visited with families and told stories about the North Pole. Afterwards attendees enjoyed donuts and water/juice. Attendees paid \$15 per family to attend. 15 families registered.

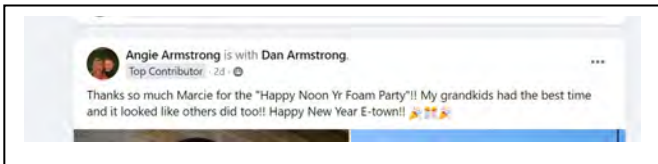
Reaction on social media:



## Happy Noon Year

Residents participated in a Noon countdown to 2024 followed by a blast of foam! Brave souls also plunged into the pool! Donuts were given out (while supplies lasted) to “ring” in the new year. 80 +/- attended.

### Reaction on social media:



## Adult Trivia

Trivia cancelled due to rain. Slider Rider food truck was on site and did great. Their food was such a hit we are having them back in February for a pop up.

### Reaction on social media:



JANUARY EVENTS: Mad Science Mobile Escape Room and Paws & Puck Icemen Game

FEBRUARY EVENTS: Slider Rider Food Truck, Chocolate & Liquor Tasting, Food Truck Friday

**ACTION ITEMS**

N/A

**LANDSCAPE REPORT**

1. Sod has been replaced throughout the community at no cost.
2. Dead rose bushes were replaced along eTown Parkway at no cost.
3. Weeds have been pulled throughout the community.
4. Five yards of mulch was laid in the playground to bring it up to the required standards. Cost: \$325
5. Additional mulch was added in the large dog park to help combat water retention. Cost: \$1,100

## RECHARGE PREVENTATIVE MAINTENANCE REPORT 12/21/23

EQUIPMENT	PERFORMANCE	CONDITION	NOTES AND RECOMMENDATIONS
Pak Pumps	GOOD	GOOD	Both running well, temp is within limits and amp draw well within limits.
VFD	GOOD	GOOD	
Electrical	GOOD	GOOD	No issues observed during the visit.
Filtration	GOOD	GOOD	Flow in range
Chemical Control	GOOD	GOOD	Tested phosphate levels, under 200 PPM.
Pak Housing	GOOD	GOOD	
Plumbing	GOOD	GOOD	Plumbing is working properly with no leaks. FWLC tested and working as designed. Turns on and off with float.
Pak Area	GOOD	GOOD	Everything is good with the area of the pak.
<b>Extra Notes:</b>  1) Corrosion on base of recirculation pump. Cleaned corrosion and rinsed floor. 2) Both pumps are working and all lines are clear at time of visit.  Everything else looked good.			





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



1 of 2

**Facility Information**

**RESULT: Satisfactory**

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

**Correct By: None  
Re-Inspection Date: None**

Type: Public Pool > 25000 Gallons  
Owner: Cypress Bluff CDD  
Person In Charge: Cypress Bluff CDD      Phone: (904) 229-5294  
PIC Email:  
Pool Operator: Vesta Property Services      Phone: (904) 884-2432

**Inspection Information**

Purpose: Routine  
Inspection Date: 10/31/2023

Begin Time: 10:45 AM  
End Time: 11:18 AM

**Additional Information**

22. Free Chlorine .....	7.5	VOLUME .....	115903
23. pH .....	7.4	POOL LOAD .....	80
24. Chlor. Stabilizer .....		FLOW RATE .....	400
33. Flowmeter .....	475	NIGHT SWIM .....	No
34. Thermometer .....		FILTER TYPE .....	SP

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

**Violation Markings**

<b>POOL AREA</b> 1. Water Clarity/Algae Control 2. Deck/Walkways 3. Tile/Pool Finish 4. Depth Markers-FBC 5. Handrail/Ladder-FBC 6. Step Markings-FBC 7. Suction Outlets-514.0315(1) 8. Gutter Grates/Skimmer-FBC 9. Lighting 10. No Dive Markings-FBC 11. Diving Board-FBC 12. Pool Cover 13. Pool Side Shower-FBC <b>POOL SAFETY</b> 14. Life Hook(s) w/Pole 15. Life Ring(s) w/Rope 16. Safety Line	17. Rules Posted 18. Certification <b>SANITARY FACILITIES</b> 19. Supplies 64E-10, FAC 20. Clean 64E-10, FAC <b>WATER QUALITY</b> 21. Approved Test Kit 22. Free Chlor./Brom. 23. pH 24. Chlor. Stabilizer 25. Spa Requirements-ORP <b>EQUIPMENT ROOM</b> 26. Wading Pool-Quick Dump 27. Water Level/Control 28. Disinfection Feeder/Generator 29. pH Feeder 30. Chem. Container Label-FBC 31. Filter / Pump	32. Vacuum Cleaner-FBC 33. Flowmeter 34. Thermometer 35. Pressure/Vacuum Gauge 36. Equip. Room 37. Cross Connection 38. Gas Chlorine Eq.-FBC 39. Waste Water - FBC 40. D.E. Separator-FBC 41. Other Equipment 42. Equip. Change-FBC 43. Approved Chemicals 44. Maintenance Log 45. Inspection Posted 46. Safety-514.0315(2) 47. Fences/Gates- FBC 48. Other 49. Other
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*NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.*

**Inspector Signature:**

**Client Signature:**

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



2 of 2

**General Comments**

SATISFACTORY

Contact your inspector at Penny.Castillo@FLHealth.gov if you have questions or concerns.

Email Address(es): MPollicino@vestapropertyservices.com

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

**Violations Comments**

No Violation Comments Available

Inspection Conducted By: Penny Castillo (857637)  
Inspector Contact Number: Work: (904) 253-2390 ex.  
Print Client Name:  
Date: 10/31/2023

Inspector Signature:

Handwritten signature of Penny Castillo.

Client Signature:

Handwritten signature of the client.

# CBCDD Incident Report | 2023

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Date of Incident: November 18, 2023,

Time of Incident: 1:05pm

Location of Incident: Recharge

Name of Individual: Isabelle Hansen/ eTown Guest Services Attendant

Phone Number: 904-497-6178

CBCDD Resident: Yes

Were the police contacted? No-Fire Department was dispatched.

Name of witness: N/A

Work Phone Number:

Description of Incident: At 1:05pm on Saturday 11/18/23 Isabelle Hansen, Guest Services Attendant, called Community Manager, Marcy Pollicino to report the fire alarm was going off at Recharge. Marcy inquired if any fire was on site. Isabelle responded no. Isabelle thought perhaps a fire panel had been pulled. Marcy had her check the pulls while on the phone and all were in the upright position. Marcy instructed Isabelle to hit silence on the fire panel, however the silencer was not working. In the meantime, Dynamic Security (fire alarm monitor company) called Marcy regarding the alarm to inform her they dispatched the fire department. Marcy explained what was happening to Dynamic Security and they patched Isabelle in on a three way call to try and stop the alarm. Dynamic Security contacted their supervisor, Ike Hayden who called Marcy in regards. Marcy got off the phone with Isabelle in order to talk to Ike and it should be noted Marcy was now on her way to Recharge. Upon arriving at Recharge, the alarm had timed out. The fire department had left, but in the interim had broken a circuit breaker trying to turn off the alarm. Marcy talked to Ike who walked her through how to turn off the alarm. The alarm was silenced; however, the emergency lights were still flashing at Recharge. Ike dispatched his technician to check it out. It was determined a fire panel had gone bad. The panel was removed from the wall and the emergency lights turned off. Dynamic Security returned on Monday, November 20 to replace the fire panel. Marcy also spoke with KAD Electric to replace the circuit breaker the fire department broke. They are ordering replacement parts.

Marcy Pollicino  
Employee Name

November 20, 2023  
Date

**PLEASE NOTE: Most written communication, regardless of the medium, to or from District employees, staff and officials are public records available to the public and media upon request.**

*FIFTH ORDER OF BUSINESS*

*A.*

***Cypress Bluff***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2023***



**Cypress Bluff**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2023**

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 1,312,543	\$ -	\$ -	\$ 1,312,543
Assessments Receivable	8,851	17,736	-	26,587
Due from Other	775	-	-	775
Due from General Fund	-	367,966	-	367,966
<u>Investments:</u>				
State Board of Administration (SBA)	63,759	-	-	63,759
<u>Series 2019</u>				
Reserve	-	362,316	-	362,316
Principal	-	704	-	704
Revenue	-	573,976	-	573,976
Interest	-	216	-	216
Prepayment	-	31	-	31
Redemption	-	21	-	21
Construction - Parcel E5	-	-	2	2
<u>Series 2020</u>				
Reserve	-	247,300	-	247,300
Principal	-	115	-	115
Revenue	-	423,711	-	423,711
Interest	-	148	-	148
Redemption	-	2	-	2
<u>Series 2020A</u>				
Reserve	-	212,345	-	212,345
Principal	-	524	-	524
Revenue	-	334,196	-	334,196
Interest	-	111	-	111
Prepayment	-	10,693	-	10,693
Redemption	-	1	-	1
<u>Series 2021</u>				
Reserve	-	57,625	-	57,625
Revenue	-	114,686	-	114,686
Construction	-	-	5,363	5,363
Prepaid Expenses	145	-	-	145
<b>Total Assets</b>	<b>\$ 1,386,073</b>	<b>\$ 2,724,420</b>	<b>\$ 5,364</b>	<b>\$ 4,115,858</b>
<b>Liabilities:</b>				
Due to Debt Service 2019	\$ 173,289	\$ -	\$ -	\$ 173,289
Due to Debt Service 2020	88,336	-	-	88,336
Due to Debt Service 2020A	100,977	-	-	100,977
Due to Debt Service 2021	5,364	-	-	5,364
Due to Other	7,897	-	-	7,897
<b>Total Liabilities</b>	<b>\$ 375,863</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 375,863</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 145	\$ -	\$ -	\$ 145
Restricted for:				
Debt Service - Series	-	2,724,420	-	2,724,420
Capital Project - Series	-	-	5,364	5,364
Unassigned	1,010,065	-	-	1,010,065
<b>Total Fund Balances</b>	<b>\$ 1,010,210</b>	<b>\$ 2,724,420</b>	<b>\$ 5,364</b>	<b>\$ 3,739,995</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,386,073</b>	<b>\$ 2,724,420</b>	<b>\$ 5,364</b>	<b>\$ 4,115,858</b>



**Cypress Bluff**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 769,227	\$ 745,148	\$ 745,148	\$ -
Special Assessments - Direct Bill	141,000	141,000	141,000	-
Interest Income	5,000	1,250	894	(356)
Other Income	20,000	5,000	5,216	216
<b>Total Revenues</b>	<b>\$ 935,227</b>	<b>\$ 892,398</b>	<b>\$ 892,257</b>	<b>\$ (140)</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,000	\$ 1,000
FICA Expense	918	230	122	107
Engineering	5,000	1,250	-	1,250
Arbitrage	2,400	600	-	600
Dissemination Agent	7,160	1,790	1,990	(200)
Attorney	15,000	3,750	1,291	2,459
Annual Audit	6,600	1,650	-	1,650
Assessment Roll	10,600	10,600	10,600	-
Trustee Fees	20,000	13,067	13,067	-
Management Fees	52,088	13,022	13,022	0
Information Technology	2,650	663	662	0
Website Maintenance	1,325	331	331	(0)
Telephone	500	125	10	115
Postage	1,500	375	207	168
Printing & Binding	2,500	625	302	323
Insurance	6,586	6,586	6,197	389
Legal Advertising	2,500	625	200	425
Other Current Charges	1,000	250	-	250
Office Supplies	600	150	37	113
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 151,102</b>	<b>\$ 58,863</b>	<b>\$ 50,214</b>	<b>\$ 8,649</b>
<b><i>Operations &amp; Maintenance</i></b>				
<b>Ground Maintenance</b>				
Pond Maintenance (Water Quality)	\$ 1,500	\$ 375	\$ 200	\$ 175
Landscape Maintenance	410,604	102,651	100,841	1,810
Landscape Contingency	13,000	3,250	325	2,925
Pump Maintenance	3,550	888	-	888
Water & Sewer	35,000	8,750	5,855	2,895
Irrigation Repairs	7,500	1,875	2,195	(320)
Pest Control	2,400	600	264	336
Environmental Permit/Monitoring	20,000	5,000	-	5,000
Other Repairs and Maintenance	3,000	750	-	750
<b>Subtotal Ground Maintenance</b>	<b>\$ 496,554</b>	<b>\$ 124,139</b>	<b>\$ 109,679</b>	<b>\$ 14,459</b>

# Cypress Bluff

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Amenity Center</b>				
Insurance	\$ 53,294	\$ 53,294	\$ 53,555	\$ (261)
Amenity Manager	109,505	27,376	31,281	(3,904)
Pool Maintenance	9,875	2,469	2,469	(0)
Pool Chemicals	13,875	3,469	3,469	-
Facility Attendant	72,352	18,088	18,088	(0)
Janitorial Services	10,828	2,707	2,707	0
Refuse	1,800	450	470	(20)
Security and Gate Maintenance	5,500	1,375	1,525	(150)
Facility Maintenance	20,765	5,191	5,191	(0)
Elevator Maintenance	5,000	1,250	-	1,250
Electric	30,000	7,500	6,208	1,292
Cable and Internet	12,000	3,000	2,995	5
Licenses and Permits	1,000	250	-	250
Repairs & Maintenance	33,000	8,250	4,638	3,612
Special Events	32,000	8,000	9,274	(1,274)
Holiday Decorations	1,500	375	705	(330)
Fitness Center R&M	10,000	2,500	3,735	(1,235)
Fitness Equipment Rentals	25,368	6,342	6,342	-
Reserve for Amenities	20,000	5,000	-	5,000
Mobile Application	9,000	2,250	1,500	750
Other Current Charges	3,000	750	-	750
<b>Subtotal Amenity Center</b>	<b>\$ 479,662</b>	<b>\$ 159,886</b>	<b>\$ 154,151</b>	<b>\$ 5,735</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 976,216</b>	<b>\$ 284,025</b>	<b>\$ 263,830</b>	<b>\$ 20,194</b>
<b>Total Expenditures</b>	<b>\$ 1,127,318</b>	<b>\$ 342,888</b>	<b>\$ 314,044</b>	<b>\$ 28,844</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (192,092)</b>	<b>\$ 549,510</b>	<b>\$ 578,214</b>	<b>\$ 28,703</b>
<b>Net Change in Fund Balance</b>	<b>\$ (192,092)</b>	<b>\$ 549,510</b>	<b>\$ 578,214</b>	<b>\$ 28,703</b>
<b>Fund Balance - Beginning</b>	<b>\$ 192,092</b>		<b>\$ 431,997</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,010,210</b>	





**Cypress Bluff**  
**Community Development District**  
**Debt Service Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 727,221	\$ 703,165	\$ 703,165	\$ -
Interest Income	5,000	5,000	7,502	2,502
<b>Total Revenues</b>	<b>\$ 732,221</b>	<b>\$ 708,165</b>	<b>\$ 710,667</b>	<b>\$ 2,502</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 251,114	\$ 251,114	\$ 251,114	\$ -
Principal Prepayment - 11/1	-	-	15,000	(15,000)
Interest - 5/1	225,000	-	-	-
Principal - 5/1	251,114	-	-	-
<b>Total Expenditures</b>	<b>\$ 727,229</b>	<b>\$ 251,114</b>	<b>\$ 266,114</b>	<b>\$ (15,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,992</b>	<b>\$ 457,051</b>	<b>\$ 444,553</b>	<b>\$ (12,498)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,992</b>	<b>\$ 457,051</b>	<b>\$ 444,553</b>	<b>\$ (12,498)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 300,578</b>		<b>\$ 674,352</b>	
<b>Fund Balance - Ending</b>	<b>\$ 305,570</b>		<b>\$ 1,118,905</b>	

**Cypress Bluff**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 294,011	\$ 358,460	\$ 358,460	\$ -
Special Assessments - Direct Bill	200,589	125,544	125,544	-
Interest Income	5,000	5,000	6,047	1,047
<b>Total Revenues</b>	<b>\$ 499,600</b>	<b>\$ 489,004</b>	<b>\$ 490,051</b>	<b>\$ 1,047</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 177,076	\$ 177,076	\$ 177,076	\$ -
Principal - 5/1	140,000	140,000	140,000	-
Interest - 5/1	174,346	-	-	-
<b>Total Expenditures</b>	<b>\$ 491,423</b>	<b>\$ 317,076</b>	<b>\$ 317,076</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,178</b>	<b>\$ 171,928</b>	<b>\$ 172,975</b>	<b>\$ 1,047</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,178</b>	<b>\$ 171,928</b>	<b>\$ 172,975</b>	<b>\$ 1,047</b>
<b>Fund Balance - Beginning</b>	<b>\$ 339,141</b>		<b>\$ 590,894</b>	
<b>Fund Balance - Ending</b>	<b>\$ 347,319</b>		<b>\$ 763,869</b>	

# Cypress Bluff

## Community Development District

### Debt Service Fund Series 2020A

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 422,539	\$ 409,756	\$ 409,756	\$ -
Special Assessments - Prepayments	-	-	10,914	10,914
Interest Income	5,000	1,250	4,292	3,042
<b>Total Revenues</b>	<b>\$ 427,539</b>	<b>\$ 411,006</b>	<b>\$ 424,962</b>	<b>\$ 13,956</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 129,439	\$ 129,439	\$ 129,439	\$ -
Principal Prepayment - 11/1	-	-	15,000	(15,000)
Interest - 5/1	129,439	-	-	-
Principal - 5/1	165,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 423,879</b>	<b>\$ 129,439</b>	<b>\$ 144,439</b>	<b>\$ (15,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,660</b>	<b>\$ 281,567</b>	<b>\$ 280,523</b>	<b>\$ (1,044)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,660</b>	<b>\$ 281,567</b>	<b>\$ 280,523</b>	<b>\$ (1,044)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 165,825</b>		<b>\$ 383,190</b>	
<b>Fund Balance - Ending</b>	<b>\$ 169,485</b>		<b>\$ 663,713</b>	

**Cypress Bluff**  
**Community Development District**  
**Debt Service Fund Series 2021**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 22,411	\$ 21,768	\$ 21,768	\$ -
Special Assessments - Direct Bill	92,839	92,839	92,839	-
Interest Income	100	25	14	(11)
<b>Total Revenues</b>	<b>\$ 115,350</b>	<b>\$ 114,631</b>	<b>\$ 114,621</b>	<b>\$ (11)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 34,361	\$ 34,361	\$ 34,361	\$ -
Interest - 5/1	45,000	-	-	-
Principal - 5/1	34,361	-	-	-
<b>Total Expenditures</b>	<b>\$ 113,721</b>	<b>\$ 34,361</b>	<b>\$ 34,361</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,629</b>	<b>\$ 80,271</b>	<b>\$ 80,260</b>	<b>\$ (11)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,629</b>	<b>\$ 80,271</b>	<b>\$ 80,260</b>	<b>\$ (11)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 40,049</b>		<b>\$ 97,674</b>	
<b>Fund Balance - Ending</b>	<b>\$ 41,677</b>		<b>\$ 177,934</b>	



**Cypress Bluff  
Community Development District  
Statement of Revenues and Expenditures**

**Capital Projects Funds**

**For The Period Ending December 31, 2023**

Description	SE 2019	SE 2021
<b>Revenues</b>		
<i>Interest Income:</i>		
Construction	\$ 2	\$ -
Transfer In	-	-
<b>Total Revenues</b>	<b>\$2</b>	<b>\$0</b>
<b>Expenses</b>		
Capital Outlay	-	-
Cost of Issuance	-	-
Transfer Out	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 2</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ 5,363</b>
<b>Ending Fund Balance</b>	<b>\$ 2</b>	<b>\$ 5,363</b>

**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	\$ 362,316
Reserve Fund Balance	362,316
Bonds outstanding - 9/30/2018	\$ 11,565,000
Less: Principal Payment - 5/1/19	(330,000)
Less: Principal Payment - 5/1/20	(195,000)
Less: Principal Prepayment - 11/1/20	(15,000)
Less: Principal Prepayment - 2/1/21	(20,000)
Less: Principal Payment - 5/1/21	(200,000)
Less: Principal Prepayment - 5/1/21	(15,000)
Less: Principal Prepayment - 8/1/21	(10,000)
Less: Principal Prepayment - 11/1/21	(15,000)
Less: Principal Prepayment - 2/1/22	(5,000)
Less: Principal Payment - 5/1/22	(210,000)
Less: Principal Prepayment - 5/1/22	(35,000)
Less: Principal Prepayment - 11/1/22	(10,000)
Less: Principal Payment - 5/1/23	(215,000)
Less: Principal Prepayment - 11/1/23	(15,000)
<b>Current Bonds Outstanding</b>	<b>\$ 10,275,000</b>

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
Reserve Fund Balance	247,300
Bonds outstanding - 4/15/2020	\$ 7,705,000
Less: Principal Payment - 11/1/21	(290,000)
Less: Principal Payment - 11/1/21	(130,000)
Less: Principal Payment - 11/1/22	(135,000)
Less: Principal Payment - 11/1/23	(140,000)
<b>Current Bonds Outstanding</b>	<b>\$ 7,010,000</b>

Series 2020A, Special Assessment Bonds (Del Webb Project)	
Interest Rate:	2.7% - 3.8%
Maturity Date:	5/1/2050
Reserve Fund Definition	50% Max Annual Debt
Reserve Fund Requirement	\$ 212,345
Reserve Fund Balance	212,345
Bonds outstanding - 9/11/2020	\$ 7,675,000
Less: Principal Payment - 5/1/21	(150,000)
Less: Principal Prepayment - 2/1/22	(10,000)
Less: Principal Payment - 5/1/22	(155,000)
Less: Principal Prepayment - 11/1/22	(15,000)
Less: Principal Payment - 5/1/23	(160,000)
Less: Principal Prepayment - 11/1/23	(15,000)
<b>Current Bonds Outstanding</b>	<b>\$ 7,170,000</b>

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
Reserve Fund Balance	57,625
Bonds outstanding - 11/1/2021	\$ 2,045,000
Less: Principal Payment - 5/1/22	(40,000)
Less: Principal Payment - 5/1/23	(45,000)
<b>Current Bonds Outstanding</b>	<b>\$ 1,960,000</b>



*B.*

*1.*

# Cypress Bluff

## Community Development District

### Check Run Summary 10/01/2023 - 11/30/2023

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>Payroll</b>	10/3/23	50211-50215	\$ 938.80
	10/31/23	50216-50220	\$ 938.80
		Subtotal	<u>\$ 1,877.60</u>
<b>General Fund</b>			
	10/3/23	988-995	\$ 4,495.37
	10/16/23	996-1013	\$ 75,017.97
	10/27/23	1014-1020	\$ 3,841.82
	11/3/23	1021-1032	\$ 29,759.70
	11/13/23	1033-1049	\$ 43,942.40
	11/21/23	1050-1051	\$ 130,661.50
		Subtotal	<u>\$ 287,718.76</u>
<b>Total</b>			<b>\$ 289,596.36</b>

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50211	3	CHRIS PRICE	184.70	10/05/2023
50212	5	JOHN L HOLMES III	200.00	10/05/2023
50213	2	JOHN S HEWINS JR	184.70	10/05/2023
50214	1	RICHARD T RAY	184.70	10/05/2023
50215	6	WILLIAM J CELLAR	184.70	10/05/2023
TOTAL FOR REGISTER			938.80	

CYBL CYPRESS BLUFF DLAUGHLIN

## Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: September 26, 2023 Meeting

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

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

**Approved for Payment:**

DocuSigned by:  
  
7E2739380DF3498...  
 \_\_\_\_\_  
 District Manager Signature

10/5/2023  
 \_\_\_\_\_  
 Date

**PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN**



CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50216	3	CHRIS PRICE	184.70	10/31/2023
50217	5	JOHN L HOLMES III	200.00	10/31/2023
50218	2	JOHN S HEWINS JR	184.70	10/31/2023
50219	1	RICHARD T RAY	184.70	10/31/2023
50220	6	WILLIAM J CELLAR	184.70	10/31/2023
TOTAL FOR REGISTER			938.80	

CYBL CYPRESS BLUFF DLAUGHLIN

# Attendance Sheet

District Name: Cypress Bluff CDD

Board Meeting Date: October 24, 2023 Meeting

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

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

**Approved for Payment:**

DocuSigned by:  
  
7E2739380FE3498  
\_\_\_\_\_  
District Manager Signature

10/26/2023  
\_\_\_\_\_  
Date

**PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN**

Dynamic Security Professionals, Inc.

# Invoice

P.O. Box 23861  
Jacksonville, FL 32241  
EF0001108

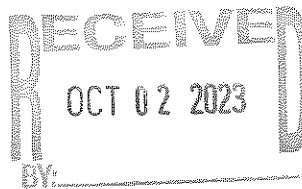
Date	Invoice #
9/22/2023	42830

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

Location
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

P.O. No.	Terms
	Due on receipt

Item	Quantity	Description	Rate	Amount
Quarterly Monitor...	3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 4th Quarter	60.00	180.00



Thank you for your business.	<b>Sales Tax (7.5%)</b>	\$0.00
	<b>Total</b>	\$180.00
	<b>Payments/Credits</b>	\$0.00

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

Mailing Address  
 19410 SW 25th Place  
 Dunnellon, FL 34431

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

# Invoice

Date: 1/9/23  
 Invoice #: 2023-1

Attention:	Marcy Pollinico	Project Title:	Halloween Event
Title:	General Manager	Project Description:	Spooky Critters
Company Name:	eTown	P.O. Number:	
Address:	10571 eTown Parkway	Invoice Number:	
City, State Zip Code:	Jacksonville, FL 32256	Term:	10/27/2023
Phone:	904-527-1081		

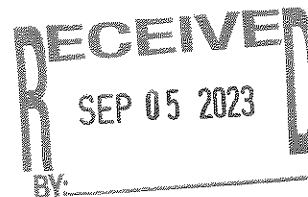
Description	Quantity	Unit Price	Cost
Spooky Animal Package 10/27/23 6-8pm	0	\$525.00	\$0.00
Travel	0	\$200.00	\$0.00
			\$0.00
50% Deposit	0.5	\$725.00	\$362.50
			\$0.00
	1	Subtotal	\$362.50
Not For Profit	Tax	0.00%	\$0.00
		<b>Total</b>	<b>\$362.50</b>

**Payment Information:**

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

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

**Candice & Scott Miller.**



# INVOICE



**First Coast Foam Party LLC**

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

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

**Invoice No#:** 2023-10-27-01

**Invoice Date:** Aug 24, 2022

**Due Date:** Aug 24, 2022

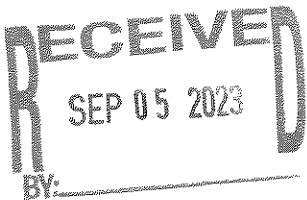


**\$300.00**  
**AMOUNT DUE**

**BILL TO**

mp\*\*\*\*\*@vestapropertyservices.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	1 hour BUBBLE MANIA PARTY 10-27-2023 5:30 - 7:30	\$300.00	\$300.00



Subtotal	\$300.00
Shipping	\$0.00
<b>TOTAL</b>	<b>\$300.00 USD</b>

**NOTES TO CUSTOMER**

Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome! This invoice is for the 10-27-2023 Mad scientist BUBBLE MANIA party from 5:30 - 7:30

**TERMS AND CONDITIONS**

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

# INVOICE



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

**Invoice No#:** 1535

**Invoice Date:** Sep 10, 2023

**Due Date:** Oct 20, 2023

**\$300.00**  
**AMOUNT DUE**

**BILL TO**

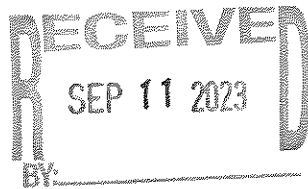
E-Town  
mpollicino@vestapropertyservices.com

**SHIP TO**

E-Town

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Witch with Cauldron, Friday, Oct 27 · 6-8 PM 10571 E-Town Pkwy Jacksonville, FL 32256, USA	\$300.00	\$300.00

Subtotal \$300.00  
Shipping \$0.00  
**TOTAL \$300.00 USD**



## NOTES TO CUSTOMER

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

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

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

## TERMS AND CONDITIONS

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

agreeable to both parties.

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

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

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

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

**KUTAK ROCK LLP**

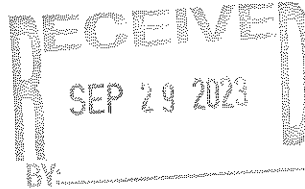
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 29, 2023



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

Reference: Invoice No. 3283151  
Client Matter No. 4123-1  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3283151  
4123-1

Re: General Counsel

For Professional Legal Services Rendered

08/18/23	K. Buchanan	0.40	134.00	Confer with Harden regarding amenity management contract
08/21/23	K. Buchanan	1.50	502.50	Research noise control ordinance
08/22/23	K. Buchanan	3.50	1,172.50	Prepare for and attend board meeting

TOTAL HOURS 5.40

TOTAL FOR SERVICES RENDERED \$1,809.00

DISBURSEMENTS

Freight and Postage	11.69
Meals	11.72
Travel Expenses	88.46

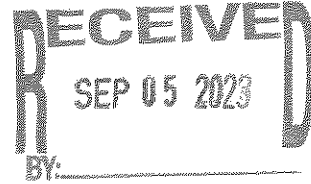
TOTAL DISBURSEMENTS 111.87

TOTAL CURRENT AMOUNT DUE \$1,920.87



# ***Mark Alan Magic, LLC***

**36 Wild Egret lane  
St. Augustine, FL 32086  
904-540-5084  
www.markalanmagic.net**



**Client: Cypress Bluff CDD @ ETown  
10571 ETown Parkway Jacksonville fl 32256**

**Contact: Marcy Pollicino**

**Invoice: 102723**

**Date: 2/17/23**

<b>Date of Performance</b>	<b>Service:</b>	<b>Cost</b>
10/27/2023	Halloween Event –Strolling Show 6-7pm	\$400
<b>Total</b>		<b>\$400</b>

**\*Please make payment to Mark Alan Magic, LLC  
Payment accepted in full in advance or upon arrival on the day  
of performance. Please let me know if you are paying with  
Check or Credit Card**

**Thanks, Mark**

# Invoice

Invoice Number  
23-50960

Invoice Date  
10/1/23

Page  
1

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

Voice: 904-371-4931

Fax:

Sold To:

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

Site Address:

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

Customer ID: E-TOWN RECHARGE

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days		10/11/23

Description	Amount
ANNUAL VIZ PIN RENEWAL X (5) UNITS	900.00

RECEIVED  
OCT 02 2023  
BY: \_\_\_\_\_

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

Please include invoice number on payment

23-50960

Subtotal	900.00
Sales Tax	
Total Invoice Amount	900.00
Payment Received	0.00
<b>TOTAL</b>	<b>900.00</b>



**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5385 • turnerpest.com

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

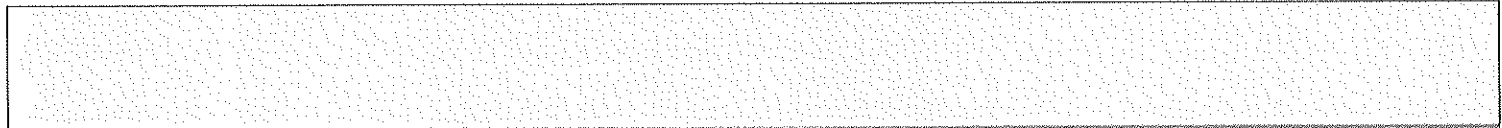
**Service Slip/Invoice**

<b>INVOICE:</b>	617685005
<b>DATE:</b>	9/21/2023
<b>ORDER:</b>	617685005

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
9/21/2023	01:41 PM	ANTS, ROACH, WASP		01:41 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	9/21/2023		02:17 PM



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

**AMOUNT DUE \$132.00**

**RECEIVED**  
 SEP 22 2023  
 BY: \_\_\_\_\_

*[Signature]*  
 \_\_\_\_\_  
 TECHNICIAN SIGNATURE

*[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**

10/20/2023 10:10:10 AM 10/20/2023 10:10:10 AM 10/20/2023 10:10:10 AM



**RECEIVED**  
OCT 04 2023  
BY: \_\_\_\_\_

<b>Invoice</b>
Q.000024892

<b>Corporate Office:</b>	<b>Invoice Provided by:</b>		
Advantage Sport & Fitness, Inc. 2255 N Triphammer Rd Ithaca, NY 14850-1576 Phone: (607)-257-2107 Fax: (607)-257-2221	<b>John Marcotte</b> jsmarcotte@advantagefitness.com Phone: 919-943-1699 Fax: 919-882-1864	<b>Doc Date:</b>	10/4/2023
		<b>Valid Until:</b>	12/3/2023
		<b>Invoice Amount:</b>	<b>\$1,310.00</b>

**This invoice was produced for:**

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

QTY	Product Number	Product Description	MSRP	Discount Price/Unit	Extended Price
		YORK RUBBER HEX DUMBBELLS			
2	YORK-34062	York Rubber Hex DB - 35lb	\$80.50	\$62.00	\$124.00
2	YORK-34063	York Rubber Hex DB - 40lb	\$92.00	\$71.00	\$142.00
2	YORK-34064	York Rubber Hex DB - 45lb	\$103.50	\$79.00	\$158.00
2	YORK-34065	York Rubber Hex DB - 50lb	\$115.00	\$88.00	\$176.00
2	YORK-34067	York Rubber Hex DB - 60lb	\$138.00	\$106.00	\$212.00
		SOFT 2-WAY MULTI-PLYO			
1	FP-PLB20-30	ASF 3-1 Economy Plyo Box (20" x 24" x 30")	\$299.00	\$249.00	\$249.00
		DIRECT SHIP TO CUSTOMER			

NOTE: Sign before: 11/3/2023  
Estimated Delivery Date: 4-6 weeks from receipt of order confirmation

<b>Product Total After Discount:</b>	<b>\$1,061.00</b>
<b>Inbound Freight:</b>	<b>\$249.00</b>
<b>Delivery &amp; Installation:</b>	<b>\$0.00</b>
<b>Est. Tax:</b>	<b>\$0.00</b>
<b>TOTAL AMOUNT:</b>	<b>\$1,310.00</b>
<b>(100%) DEPOSIT DUE:</b>	<b>\$1,310.00</b>
<b>REMAINING BALANCE:</b>	<b>\$0.00</b>

**Payment Terms:**  
Payment in Full in Advance to Book Order

Customer Acceptance	From Quote #: Q.000024892	Grand Total: \$1,310.00
Signature	Print Name	Date

**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 & 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.

a. 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.

b. 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.

c. 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.

d. 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.



Invoice

CFC #1426235

PO Box 600921 \* Jacksonville, FL 32260

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

Date	Invoice #
10/10/2023	2023-52911

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

Job Location
eTown 10571 eTown Parkway Jacksonville, FL 32256

Description	Amount
DOS: 10-3-2023 Ticket: gym water fountain filter replacement (Elkay) Replaced filter to drinking fountain Elkay-51300C	382.50

**RECEIVED**  
OCT 10 2023  
BY: \_\_\_\_\_

Technician	LA	Thank you for your business! A.R.	<b>Total</b>	\$382.50
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All invoices are due upon receipt. If not paid in full within 30 days thereafter, then interest will accrue on the unpaid portion at 18% per annum and you agree to reimburse costs and attorneys' fees, incurred in the collection of the unpaid portion.

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

# Invoice

DATE	INVOICE #
10/5/2023	136360

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

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

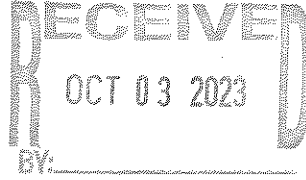
ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00

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

Thank you for your business.	Clearwaterslakemgmt.com	<b>Total</b>	\$100.00
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**Escape Me Mobile, LLC**

1035 Blanding Blvd, Suite 104  
Orange Park, FL 32065 US  
escapememobile@gmail.com



**INVOICE**

**BILL TO**  
Cypress Bluff CDD  
10571 eTown Parkway  
Jacksonville, FL 32256

**INVOICE** 1044  
**DATE** 08/16/2023  
**TERMS** Due on receipt  
**DUE DATE** 08/16/2023

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/19/2024	Mobile Escape Room First Hour	1	295.00	295.00T
01/19/2024	Mobile Escape Room 1 Additional Hour	1	150.00	150.00T

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SUBTOTAL	445.00
TAX	0.00
TOTAL	445.00

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BALANCE DUE **\$445.00**





**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 79  
Invoice Date: 10/1/23  
Due Date: 10/1/23  
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 - October 2023		4,340.67	4,340.67
Website Administration - October 2023		110.42	110.42
Information Technology - October 2023		220.83	220.83
Dissemination Agent Services - October 2023		596.67	596.67
Office Supplies		18.04	18.04
Postage		11.34	11.34
Copies		113.10	113.10
Telephone		1.01	1.01
PeopleVine AMEX charge - August & September 2023		1,500.00	1,500.00

**RECEIVED**  
OCT 04 2023  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$6,912.08</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$6,912.08</b>

# Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 24791  
Date 10/06/2023



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SERVICE	AMOUNT
Project: Arbitrage - Series 2020A FYE 8/31/23 Arbitrage Services	\$ <u>600.00</u>
<b>Subtotal:</b>	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

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

Payment due upon receipt.



**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, October 24, 2023 at 1:30 p.m. at the Town Welcome Center, 11003 E-Town Parkway, Jacksonville, Florida 32256, where the Board may consider any business that may properly come before it.

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

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

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

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

Jim Perry  
District Manager

Oct. 12 00 (23-06696D)



# Maintenance Invoice

Invoice#: 11748

Date: 10/01/2023

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

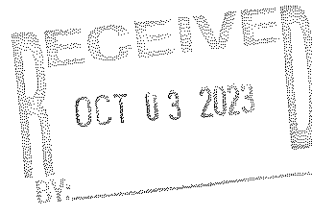
**For:** E-Town Interchange East & West

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

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Description	Quantity	Price	Ext Price	Sales Tax
October Landscape Maintenance	1.00	6,720.00	6,720.00	
Credit for Overpayment in September	-1.00	1,390.00	-1,390.00	



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

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

<b>Amount Due</b>	<b>5,330.00</b>
-------------------	-----------------

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

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 11751

Date: 10/01/2023

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

**For:** E-Town Phase 1

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

---

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



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

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

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

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

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 11752

Date: 10/01/2023

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

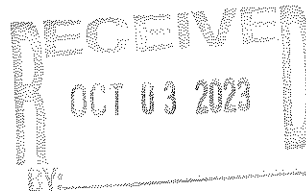
**For:** E-Town Phase 2

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

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



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

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

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

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

**THANK YOU FOR YOUR BUSINESS!!**





# Maintenance Invoice

Invoice#: 11753

Date: 10/01/2023

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

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

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

---

Description	Quantity	Price	Ext Price	Sales Tax
October 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

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

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 11781

Date: 10/01/2023

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

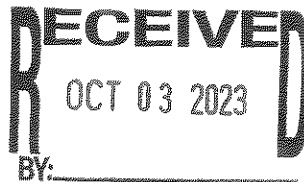
**For:** Apex Trail

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

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Description	Quantity	Price	Ext Price	Sales Tax
October 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

<b>Amount Due</b>	<b>1,600.00</b>
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If you have any questions concerning this invoice,  
please contact Sheri Home @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 11782

Date: 10/01/2023

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

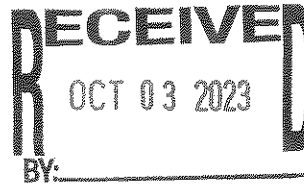
**For:** Glenmont

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

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Description	Quantity	Price	Ext Price	Sales Tax
October 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
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If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



Thigpen Heating & Cooling, Inc.  
 2801 Dawn Road  
 Jacksonville, FL 32207

**Invoice**

Date	Number
10/9/2023	1054190

**Bill To Address:**

Cypress Bluff CDD  
 Marcy Pollicino  
 10571 Etown Pky  
 Jacksonville, FL 32256

**Work\Ship Address:**

E Town Swim & Fitness  
 10571 ETown Pkwy  
 Jacksonville, FL 32256

Customer Phone: 904 710-9348

Agreement #	PO #	Terms	Due Date	Sales Rep	WO #
		DUE ON RECEIPT	10/09/2023		231079

Item	Description	Quantity	Price	Amount
	Replace T6 Tstat NON PROGRAM	1.00	\$349.00	\$349.00
	Misc. Supplies & Enviromental	1.00	\$20.00	\$20.00
	12:30-2:30 Install Tstat lock box \$149 Pick up part at vendor call B4  replaced thermostat with T-6 so she could lock it out. Put in thermostat and locked at 68. Ended up not replacing box. She is going to test it out and call us back if she decides she needs a box cover. IF SHE CALLS ORDER A METAL LOCK BOX by JimGreen on 10/9/2023, 2:05:13 PM			

**RECEIVED**  
 OCT 11 2023  
 BY: \_\_\_\_\_

<b>Subtotal</b>	\$369.00
<b>Sales Tax</b>	\$0.00
<b>Total</b>	\$369.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$369.00

Phone #	Fax #	E-mail
904-448-1962		service@thigpenhvac.com



**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5300 • Fax: 904-353-1489 • Toll Free: 800-225-5305 • turnerpea.com

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

## Service Slip/Invoice

**INVOICE:** 617793941  
**DATE:** 10/12/2023  
**ORDER:** 617793941

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

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

Work Date	Time	Target Pest	Technician	Time In
10/12/2023	10:12 AM	FIRE ANT		10:12 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/12/2023		10:31 AM

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

**AMOUNT DUE \$132.00**

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

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**



1824 Phoenix Avenue  
Jacksonville, FL 32206

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

# Invoice

Date	Invoice #
10/10/2023	23-01079

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

<b>Ship To</b>
RECHARGE AT ETOWN 10571E TOWN CENTER PKWY JACKSONVILLE, FL 32256

P.O. Number	Terms	Rep	Via	Project
	Due on receipt	JW		eTown
Description	Quantity	Price Each	U/M	Amount
(3) - 1/4 x 1/4 hose fittings		66.42		66.42
(50) feet 1/4 tubing				
(2) pinch tube				
Labor to diagnose and repair no chlorine feeding into pool, repair leak on pressure gauge		245.89		245.89

**RECEIVED**  
OCT 10 2023  
BY: \_\_\_\_\_

All work is complete!	<b>Total</b>	<b>\$312.31</b>
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PLEASE NOTE: DEPOSITS ARE NON-REFUNDABLE ONCE CONSTRUCTION HAS STARTED. CREDIT CARD PAYMENTS ARE SUBJECT TO A 3% PROCESSING FEE.	<b>Payments</b>	\$0.00
	<b>Balance Due</b>	<b>\$312.31</b>



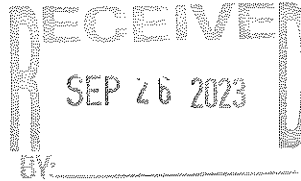
# Invoice

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

Invoice # 413649  
Date 10/01/2023  
Terms  
Due Date 10/15/2023  
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 Maintenance	1	822.95	822.95
Janitorial	1	902.33	902.33
Maintenance	1	1,730.45	1,730.45
Pool Chemicals	1	1,156.25	1,156.25

**Total** 21,068.20

## Debra Weller, Storyteller

DEBRA WELLER-EDUCATOR, STORYTELLER, CONSULTANT  
510 Los Caminos Street, St. Augustine, Florida 32095

949-295-7634 [debteller136@gmail.com](mailto:debteller136@gmail.com)

<https://story-tellingcourses.com>



October 3, 2023

To : Cypress Bluff CDD

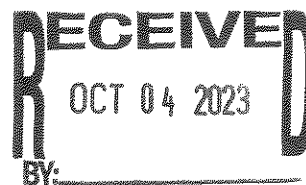
475 West Town Place

Suite 114

St. Augustine, Fl 32902

Attention- Mary Pollicino

Vesta Property Services, 904-710-9348



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### INVOICE

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October 14, 2023

Prance Through the Pumpkin Patch - Storytelling, songs, activities

With Halloween/Harvest theme, one craft and movement  
activities.

1 hour performance 10:00 a.m -11:00 a.m.

Recharge Amenity Center, 10571 eTown Parkway,

Jacksonville

Fee: \$150.00

Total \$150.00

Make check payable to: Debra Weller



**Florida Department of Economic Opportunity, Special District Accountability Program**

**Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89281
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

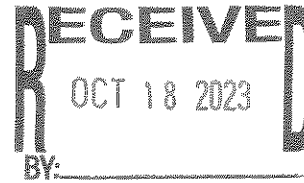
**STEP 1:** Review the following profile and make any needed changes.

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



000443  
**Cypress Bluff Community Development District (Duval County)**  
 Ms. Katie S. Buchanan  
 Kutak Rock LLP  
 107 West College Avenue  
 Tallahassee, Florida 32301

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



**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Katie S. Buchanan Date 10.18.2023

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Florida Department of Economic Opportunity.

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.    This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.    This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:    Denied:    Reason:   

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

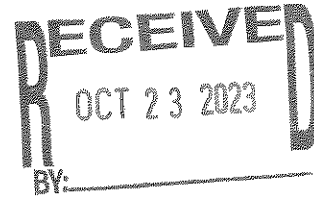
Invoice # 102023-1

August 18<sup>th</sup>, 2023

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

904-710-0991  
[rebeccadaymusic@gmail.com](mailto:rebeccadaymusic@gmail.com)

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



October 20<sup>th</sup> Invoice for Records

6:00PM-8:00PM

*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:*

DUO performance 6:00PM-8:00PM	\$300.00
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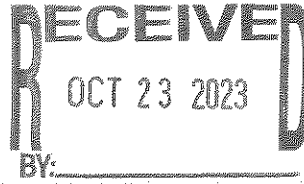
<b>Total:</b>	<b>\$300.00</b>
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***Thank you for partnering with Rebecca Day and The Crazy Daysies!***



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

**Invoice #102854**  
 Invoice Date: 10/20/2023



Account #100411  
 Cypress Bluff Etown Amenity Center

**Invoice**

**Billing Location Information**

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

**Service Information**

Services	Qty	Rate	Price
<b>10571 E Town Pkwy, Jacksonville, FL 32256</b>			
<b>10/20/2023 PM: Quarterly</b> Quarterly scheduled preventative maintenance	1.00 Ea	\$0.00 / 1 Ea	\$0.00
— Product: PM: Elliptical, Cross-trainer, ARC, AMT	2.00 Ea	\$30.00 / Ea	\$60.00
— Product: PM: Multi-Station	1.00 Ea	\$15.00 / Ea	\$15.00
— Product: PM: Single-Station	1.00 Ea	\$5.00 / Ea	\$5.00
— Product: PM: Spin Bike, Rowing Machine	4.00 Ea	\$20.00 / Ea	\$80.00
— Product: PM: Treadmill	4.00 Ea	\$30.00 / Ea	\$120.00
— Product: Travel <60 miles w/t	1.00 Ea	\$90.00 / Ea	\$90.00
— Product: PM: Dumbbell Set, Weight Set	2.00 Ea	\$22.00 / Ea	\$44.00
— Product Discount: Smith Machine Bar Rusted	1	-50.00 %	(\$22.00)
		<b>Discounts:</b>	\$22.00
		<b>Subtotal:</b>	\$392.00
		<b>Tax:</b>	\$0.00
		<b>Total:</b>	\$392.00
		<b>Amount Paid:</b>	\$0.00
		<b>Balance Due:</b>	<b>\$392.00</b>



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

---

**Billing Receipt - Please Return With Payment Remittance**

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<b>Bill To:</b>	Marcy Pollicino 10571 Etown Pkwy Jacksonville, FL 32256	<b>Account</b>	[100411] Cypress Bluff Etown Amenity Center
		<b>Invoice #</b>	102854
		<b>Date</b>	Friday, October 20, 2023
<b>Remit To:</b>	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	<b>Amount Paid</b>	_____
		<b>Check Number</b>	_____

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



# Maintenance Invoice

Invoice#: 11900

Date: 10/18/2023

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

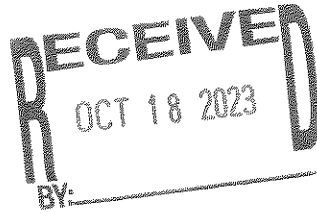
**For:** E-Town Recharge Center  
110003 E-Town Parkway  
Jacksonville FL 32256

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

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Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs Made During Monthly Inspection				
Nozzles	23.00	3.01	69.23	
4" RB Popups	1.00	4.42	4.42	
Solenoid	1.00	28.68	28.68	
Labor	3.00	65.00	195.00	



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

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

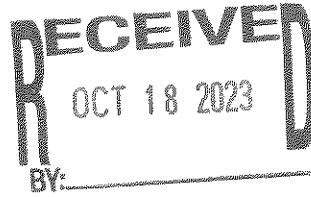
<b>Amount Due</b>	<b>297.33</b>
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If you have any questions concerning this invoice,  
please contact Sheri Home @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice



Invoice#: 11903

Date: 10/18/2023

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

**For:** E-Town Phase 2

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

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs on 9/20				
6" RB Popups	1.00	30.10	30.10	
4" RB Popups	2.00	4.43	8.85	
Nozzles	42.00	3.01	126.42	
Labor	4.00	65.00	260.00	
Irrigation Repairs on 9/21				
Rotors	3.00	31.98	95.94	
Nozzles	11.00	3.01	33.11	
Labor	1.50	65.00	97.50	
Irrigation Repairs on 9/22				
6" RB Popups	8.00	30.10	240.80	
Rotor	1.00	31.98	31.98	
Nozzles	17.00	3.01	51.17	
Labor	3.00	65.00	195.00	
Irrigation Repairs on 9/25				
Drip Repair	3.00	20.05	60.16	
Rotor	1.00	31.98	31.98	
Nozzles	23.00	3.01	69.23	
Labor	2.95	65.00	191.75	

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

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

<b>Amount Due</b>	<b>2,134.15</b>
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If you have any questions concerning this invoice,  
 please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**

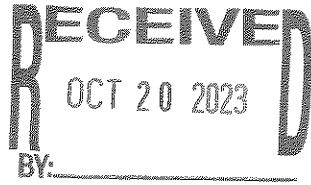
Service Invoice  
Continued...

Invoice#: 11903  
Date: 10/18/2023

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs on 9/28				
6" RB Popups	5.00	30.10	150.50	
Nozzles	13.00	3.01	39.13	
Labor	1.83	65.00	118.95	
Irrigation Repairs on 9/29				
6" RB Popup	1.00	30.10	30.10	
4" RB Popup	3.00	4.42	13.27	
Nozzles	21.00	3.01	63.21	
Labor	3.00	65.00	195.00	

**Wipes LLC**

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



**INVOICE**

<b>BILL TO</b> Cypress Bluff CDD - Jacksonville FL 475 West Town Place Suite 114 St Augustine, FL 32092	<b>SHIP TO</b> Cypress Bluff CDD - Jacksonville FL ReCHARGE Amenity Center 10571 eTown Parkway Jacksonville, FL 32256	<b>SHIP DATE</b> 10/20/2023	<b>SHIP VIA</b> UPS	<b>INVOICE</b> 15657	<b>DATE</b> 10/20/2023	<b>TERMS</b> Due on receipt	<b>DUE DATE</b> 10/20/2023
---	---	--------------------------------	------------------------	-------------------------	---------------------------	--------------------------------	-------------------------------

	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
EcoCycle Wipes Stand		1	249.99	249.99T
Shipping	Freight Cost	1	44.39	44.39
Sales Tax	Sales Tax calculated by AvaTax on Fri 20 Oct 13:55:49 UTC 2023	1	0.00	0.00

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SUBTOTAL	393.34
TAX	0.00
TOTAL	393.34
<hr/>	
BALANCE DUE	<b>\$393.34</b>



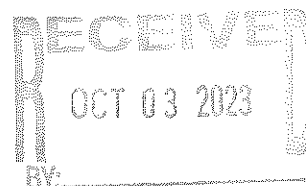
# TIER 2 MUSIC

Ed.david1@aol.com

# INVOICE

01/04/2023

**Bill to:** e-Town  
10571 eTown Parkway  
Jacksonville, FL 32256  
P: 904.527.1081



**Tier 2 Music** to provide music on 12/02/2023 from 6:00 to 8:00

Fee for service: \$300.00. Please make check payable to:

Ed David

1550 Majestic View Lane

Fleming Island, FL 32003

904-254-0210



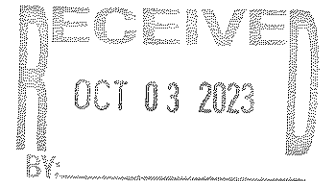
**BEAUTIFUL**  
**CREATURES**  
**FARM TO YOU REVUE**

Mailing Address  
 19410 SW 25th Place  
 Dunnellon, FL 34431

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

# Invoice

Date: 10/2/23  
 Invoice #: 2023121



Attention:	Marcy Pollicino	Project Title:	Holiday Event
Title:		Project Description:	Custom Animals
Company Name:	eTown	P.O. Number:	
Address:	10571 eTown Parkway	Invoice Number:	2023121
City, State Zip Code:	Jacksonville, Fl 32256	Term:	12/7/24 6:08PM
Phone:	904-527-1081		

Description	Quantity	Unit Price	Cost
Party Llamas & Friends		\$650.00	\$0.00
Mini-cow		\$350.00	\$0.00
Sheep Add-on		\$240.00	\$0.00
Travel		\$200.00	\$0.00
50% Deposit	0.5	\$1,440.00	\$720.00
	1	Subtotal	\$720.00
Not For Profit	Tax	0.00%	\$0.00
<b>Total</b>			<b>\$720.00</b>

**Payment Information:**

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

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

**Candice & Scott Miller.**

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

Mailing Address  
 19410 SW 25th Place  
 Dunnellon, FL 34431

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

# Invoice

Date: 10/28/23  
 Invoice #: 2023332

Attention:	Marcy Pollicino	Project Title:	Holiday Event
Title:		Project Description:	Llama Theme
Company Name:	eTown	P.O. Number:	
Address:	10571 eTown Parkway	Invoice Number:	2023332
City, State Zip Code:	Jacksonville, FL 32256	Term:	12/7/24
Phone:	904-527-1081		

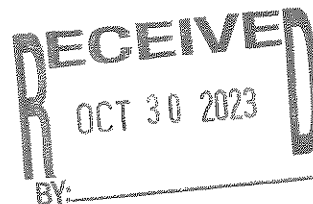
Description	Quantity	Unit Price	Cost
Party Llamas & Friends	0	\$650.00	\$0.00
Mini-Cow	0	\$350.00	\$0.00
Sheep	0	\$240.00	\$0.00
Pony Cart Rides	0	\$600.00	\$0.00
Travel	0	\$200.00	\$0.00
			\$0.00
50% Deposit Due	1	\$1,020.00	\$1,020.00
			\$0.00
	1	Subtotal	\$1,020.00
Not For Profit	Tax	0.00%	\$0.00

**Payment Information:** **Total \$1,020.00**

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

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

**Candice & Scott Miller.**



# Lamp Sales Unlimited, Inc.

# Invoice

www.lampsalesunlimited.com

**REMIT TO:**  
P.O. Box 10606  
Jacksonville, FL 32247  
Toll Free (800) 352-8954

**Jacksonville**  
4580 St. Augustine Road  
Jacksonville, FL 32207  
Phone (904) 737-9292  
Fax (904) 737-4333

**Orlando**  
4210 L B McLeod Rd #118  
Orlando, FL 32811  
Phone (407) 859-1515  
Fax (407) 859-2423

Invoice Number: 244091  
Sales Order Number: 245813

Customer ID: CYP130  
Bill To: **Cypress Bluff CDD**  
475 W. Town Place  
Suite 114  
SAINT AUGUSTINE, FL 32092

Ship To: **Cypress Bluff CDD**  
10571 eTOWN Parkway  
JACKSONVILLE, FL 32256

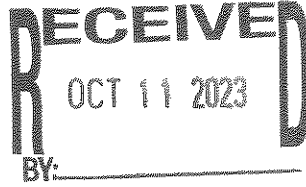
Invoiced Date	Order Date	Phone Number	Ship Via	Terms	
10/20/2023	10/16/2023	(904) 527-1081	Our Truck	Net 30	
Purchase Order Number	Description / Job Number	Hope	Clayton Rix	Order Number	
MARCY				245813	
Quantity		Item Number	Item Description	Unit Price	Amount
Req	Shipped	B.O.			
10	10	1WS14/LED/CLJ27K/120	/ND NON INVENTORY SATCO S9807 PLUS FRT	7.25	72.50

Subtotal: 72.50  
Misc. Charge: 0.00  
Sales Tax: 0.00  
Freight Charge: 12.12  
Invoice total: 84.62

Thank You



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



## Invoice #0000168

Issue Date: Oct 11, 2023  
Due Date: Dec 6, 2023

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

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

### December 6th Event

Product or Service	Quantity	Price	Line Total
Service Solo Sax with Backing Tracks	1	\$300.00	\$300.00
		Subtotal	\$300.00
		Taxes	\$0.00
		Invoice Total	\$300.00
		Amount Paid	\$0.00
		Balance Due	<b>\$300.00</b>

Payment options are: Invoice Deposit or Payment with 2.9 % + \$.35 fee; Cashapp \$pierrekendricksax; Venmo @Pierre-Kendrick due on or before services are rendered.



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

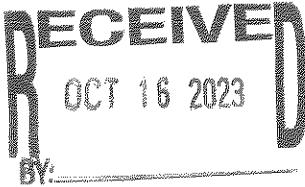
(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 10/16/2023 Invoice # 12810308 Terms: At event PO#
Customer name: Cypress Bluff CDD (e-Town) Event type: Holiday Event Party / with
Billing address: 10571 eTown Parkway, Jacksonville, Fl. 32256 Movie - Polar Express
Original contact person: Marcy Pollicino Wk: 527-1081 Cell: 904-710-9348 E-mail/ fax: mpollicino@vestapropertyservices.com
At event contacts with cell: Same
Event date: Saturday, December, 2nd, 2023 Hours of event: 6:00 pm to 8:00pm Hours of service: 2 Same
Approximate set up time: Between: 5:00 and 5:30 pm (Showing Movie in background for Party)
Location name and address: Same
Where to set up at location: TBA Power within 75': Yes
Set up-grass or pavement: Water within 75': N/A Covered area for entertainer: n/a

Notes:
SERVICES NEEDED:
\* 24' Inlatable Movie System with complete projection and sound and onsite technician
Reg. Rate \$ 449.00 Your Cost \$ 349.00
Total Savings \$ 100.00



Sub Total: \$ 349.00
Sales Tax: \$ -
Invoice Total: \$ 349.00
50 % Deposit required \$ -
Balance due at set up \$ 349.00
Payments received \$ -
Current Balance \$ 349.00

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x \_\_\_\_\_ Date: \_\_\_\_\_



Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

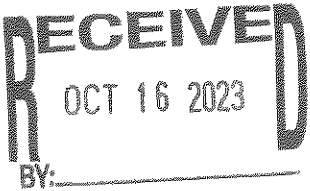
(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 10/16/2023 Invoice # 12810309 Terms: At event PO#
Customer name: Cypress Bluff CDD (e-Town) Event type: Movie Night
Billing address: 10571 eTown Parkway, Jacksonville, Fl. 32256
Original contact person: Marcy Pollicino Wk: 527-1081 Cell: 904-710-9348 E-mail/ fax: mpollicino@vestapropertyservices.com
At event contacts with cell: Same
Event date: Friday, December, 15th, 2023 Hours of event: 6:30 pm to 9:00pm or till movie ends Hours of service: Same
Approximate set up time: Between: 5:00 and 5:30 pm Home Alone Movie
Location name and address: Same
Where to set up at location: TBA Power within 75': Yes
Set up-grass or pavement: Grass Water within 75': N/A Covered area for entertainer: n/a

Notes:
SERVICES NEEDED:
\* 24' Inflatable Movie System with complete projection and sound and onsite technician
Reg. Rate \$ 449.00 Your Cost \$ 349.00
Total Savings \$ 100.00



Sub Total: \$ 349.00
Sales Tax: \$ -
Invoice Total: \$ 349.00
50 % Deposit required \$ -
Balance due at set up \$ 349.00
Payments received \$ -
Current Balance \$ 349.00

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY
Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x \_\_\_\_\_ Date: \_\_\_\_\_





Total Entertainment Services

Invoice-Agreement

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 1/13/2023

Invoice # 12810116

Terms: At event

PO#

Customer name: Cypress Bluff CDD (e-Town)

Event type: Winter Theme

Billing address: 10571 eTown Parkway, Jacksonville, Fl. 32256

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

E-mail/ fax: mpollicino@vestapropertyservices.com

At event contacts with cell: Same

Event date: Saturday December 2, 2023

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

Hours of service: Same

Approximate set up time: Between: 5:00 and 5:30 pm

Location name and address: Same

Where to set up at location: TBA

Power within 75': Yes

Set up-grass or pavement:

Water within 75': N/A

Covered area for entertainer: n/a

Notes:

SERVICES NEEDED:

- \* Large Snow Simulator Machine with operator
- \* Trackless Train
- \* Delivery

Reg. Rate \$	450.00	Your Cost \$	395.00
Reg. Rate \$	475.00	Your Cost \$	395.00
Reg. Rate \$	69.00	Your Cost \$	59.00
Reg. Total \$	994.00		\$ 849.00

Total Savings \$ 145.00



Sub Total:	\$	849.00
Sales Tax:	\$	-
Invoice Total:	\$	849.00
50 % Deposit required	\$	-
Balance due at set up	\$	849.00
Payments received		
Current Balance	\$	849.00

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x

Marcy Pollicino

Date:

1-16-23



Invoice 1117

November 1, 2023

**Bill To:**

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

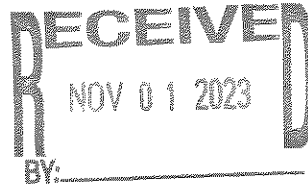
**Performance Information:**

November 17, 2023 from 5 to 8 pm at Recharge for the Holiday Vendor Fair

Amount Due: \$200

Please make check payable to:

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



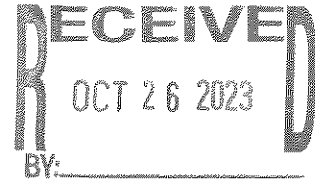
Thank you for choosing us for your entertainment!



**BNY MELLON**

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

# INVOICE



CYPRESS BLUFF COMMUNITY DEVELOPMENT DIST  
ATTN: Ernesto Torres  
475 West Town Place  
Suite 114  
World Golf Village  
Saint Augustine, FL 32092

000001

Invoice Number: 252-2584462  
Account Number: CT2118080  
Invoice Date: 11-Oct-23  
Cycle Date: 01-Oct-23  
Administrator: Caroline Cowart  
Phone Number: 904-645-1919  
Currency: USD

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

	<u>Quantity</u>	<u>Rate</u>	<u>Proration</u>	<u>Subtotal</u>	<u>Total</u>
<b>Flat</b>					
<b>Trustee Fee</b>					4,400.00
For the period: October 01, 2023 to September 30, 2024					

Invoice Total: 4,400.00  
Satisfied To Date: 0.00  
Balance Due: 4,400.00

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: 252-2584462

### Billing Stub

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

Invoice Number: 252-2584462  
Account Number: CT2118080  
Invoice Date: 11-Oct-23  
Cycle Date: 01-Oct-23  
Administrator: Caroline Cowart  
Phone Number: 904-645-1919  
Amount: 4,400.00 USD

000000678550252025844620000000000004400006



**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5300 • Fax: 904-353-1498 • Toll Free: 800-225-5305 • turnerpest.com

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

## Service Slip/Invoice

**INVOICE:** 617793940  
**DATE:** 10/25/2023  
**ORDER:** 617793940

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

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

Work Date	Time	Target Pest	Technician	Time In
10/25/2023	03:30 PM	ANTS, ROACH, WASP		03:30 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/25/2023		03:56 PM

Service	Description	Price
GPCM	Commercial Pest Control - Monthly Service	\$132.00

<b>SUBTOTAL</b>	\$132.00
<b>TAX</b>	\$0.00
<b>AMT. PAID</b>	\$0.00
<b>TOTAL</b>	\$132.00
<b>PRIOR BAL</b>	\$0.00
<b>AMOUNT DUE</b>	\$132.00

**RECEIVED**  
 OCT 30 2023  
 BY: \_\_\_\_\_

*Handwritten Signature*

TECHNICIAN SIGNATURE

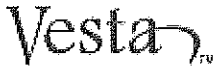
CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

448 10/25/2023 10:00 AM 10/25/2023 10:00 AM 10/25/2023 10:00 AM



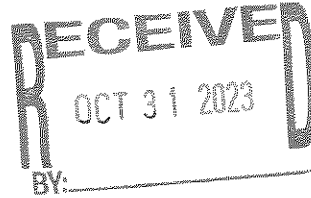
*Invoice*

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

Invoice # 414409  
Date 11/01/2023  
  
Terms  
  
Due Date 11/20/2023  
  
Memo Monthly Fees

**Bill To**

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



Description	Quantity	Rate	Amount
Amenity Manager	1	10,426.86	10,426.86
Facility Attendant	1	6,029.36	6,029.36
Pool Maintenance	1	822.95	822.95
Janitorial	1	902.33	902.33
Maintenance	1	1,730.45	1,730.45
Pool Chemicals	1	1,156.25	1,156.25

**Total** 21,068.20

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

# Invoice

DATE	INVOICE #
11/5/2023	137233

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

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

ITEM	DESCRIPTION	RATE	AMOUNT
Lake Mgmt.	Pond 1	100.00	100.00

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

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

Thank you for your business. Clearwaterslakemgmt.com

fastsigns.com/299

Completed Date: 11/3/2023

Payment Terms: Net 30

**Payment Due Date: 12/3/2023**

Created Date: 10/24/2023

**DESCRIPTION:** Handicapped Signs

**Bill To:** E Town Development Inc  
4314 Pablo Oaks Court  
Jacksonville, FL 32224  
US

**Installed:** E Town Development Inc  
Marcy Pollicino  
4314 Pablo Oaks Court  
Jacksonville, FL 32224  
US

**Ordered By:** Marcy Pollicino  
Email: recharge@etownjax.com  
Work Phone: (904) 527-1081  
Tax ID: 858017634330c2

**Salesperson:** Kim Brown  
Entered By: Kim Brown

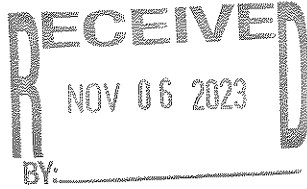
NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	<b>Handicap Sign</b>	5	\$84.764	\$0.00	\$423.82
1.1	HQ OUTPUT TO RIGID MATERIAL - Printed HIP Reflective Vinyl with 3M Uv Laminate Mounted to 3Mil ACM Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1				
2	<b>Van Accessible Signs</b>	5	\$38.40	\$0.00	\$192.00
2.1	HQ OUTPUT TO RIGID MATERIAL - Printed HIP Reflective Vinyl with 3M Uv Laminate Mounted to 3Mil ACM Part Qty: 1 Width: 12.00" Height: 6.00" Sides: 1				
3	<b>Removal/ Install</b>	1	\$310.00	\$0.00	\$310.00
3.1	IN HOUSE INSTALLATION - Part Qty: 1				

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

<b>Subtotal:</b>	\$925.82
<b>Taxable Amount:</b>	\$0.00
<b>Taxes:</b>	\$0.00
<b>Grand Total:</b>	\$925.82
<b>Amount Paid:</b>	\$0.00
<b>BALANCE DUE:</b>	\$925.82

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

# INVOICE



**First Coast Foam Party LLC**

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

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

**Invoice No#:** 2023-12-30-01

**Invoice Date:** Sep 11, 2023



**\$400.00**  
**AMOUNT DUE**

**BILL TO**

Cypress Bluff CDD  
marcy Pollicino  
10571 eTown Parkway, jacksonville, FL 32256,  
UNITED STATES  
mpollicino@vestapropertyservices.com  
Phone: +1 904-527-1081

**SHIP TO**

Cypress Bluff CDD  
marcy Pollicino  
10571 eTown Parkway, jacksonville, FL 32256,  
UNITED STATES

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	1 hour foam party noon years eve 12/30/23 12-1pm (1 cannon)	\$400.00	\$400.00
	Subtotal		\$400.00
	Shipping		\$0.00
	<b>TOTAL</b>		<b>\$400.00 USD</b>

**NOTES TO CUSTOMER**

Thank you for allowing us to party with you! The above party is going to be NOON years eve. Countdown to 12 for the kids followed by FOAM and then a quick plunge into the pool.

**TERMS AND CONDITIONS**

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



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 81

**Invoice Date:** 11/1/23

**Due Date:** 11/1/23

**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 - November 2023		4,340.67	4,340.67
Website Administration - November 2023		110.42	110.42
Information Technology - November 2023		220.83	220.83
Dissemination Agent Services - November 2023		596.67	596.67
Office Supplies		18.55	18.55
Postage		181.05	181.05
Copies		169.05	169.05
Telephone		2.78	2.78

**RECEIVED**  
NOV 07 2023  
BY: \_\_\_\_\_

**Total** \$5,640.02

**Payments/Credits** \$0.00

**Balance Due** \$5,640.02

**From:** Marcy Pollicino mpollicino@vestapropertyservices.com   
**Subject:** Vendor Fair Refund  
**Date:** November 9, 2023 at 10:03 AM  
**To:** Todd Polvere tpolvere@gmsnf.com  
**Cc:** okuzmuk okuzmuk@gmsnf.com

---



Hi Todd,

A resident had to pull out of the vendor fair coming up on Nov 17. Can we send them a refund check?

Amount: \$35  
Check made out to: Jane Cagle

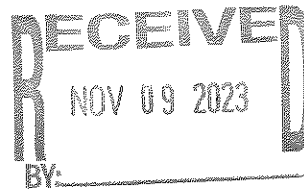
Send the check to:  
Jane Cagle  
10039 Invention Lane  
Jacksonville, FL 32256

Thank you,

**Marcy Pollicino**  
General Manager



10571 eTown Parkway  
Jacksonville, FL 32256  
P: 904.527.1081  
[www.VestaPropertyServices.com](http://www.VestaPropertyServices.com)



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# Lamp Sales Unlimited, Inc.

# Invoice

www.lampsalesunlimited.com

**REMIT TO:**  
 P.O. Box 10606  
 Jacksonville, FL 32247  
 Toll Free (800) 352-8954

**Jacksonville**  
 4580 St. Augustine Road  
 Jacksonville, FL 32207  
 Phone (904) 737-9292  
 Fax (904) 737-4333

**Orlando**  
 4210 L B McLeod Rd #118  
 Orlando, FL 32811  
 Phone (407) 859-1515  
 Fax (407) 859-2423

Invoice Number: 244091  
 Sales Order Number: 245813

Customer ID: CYP130  
 Bill To: Cypress Bluff CDD  
 475 W. Town Place  
 Suite 114  
 SAINT AUGUSTINE, FL 32092

Ship To: Cypress Bluff CDD  
 10571 eTOWN Parkway  
 JACKSONVILLE, FL 32256

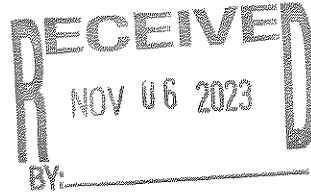
Invoiced Date	Order Date	Phone Number	Ship Via	Terms	
10/20/2023	10/16/2023	(904) 527-1081	Our Truck	Net 30	
Purchase Order Number		Description / Job Number	Hope	Order Number	
MARCY			Clayton Rix	245813	
Quantity		Item Number	Item Description	Unit Price	Amount
Req	Shipped	B.O.			
10	10	1WS14/LED/CL/27K/120	/ND NON INVENTORY SATCO S9807 PLUS FRT	7.25	72.50

Subtotal: 72.50  
 Misc. Charge: 0.00  
 Sales Tax: 0.00  
**Freight Charge: 12.12**  
 Invoice total: 84.62

Thank You

**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 1779  
DATE 11/03/2023  
TERMS Due on receipt  
DUE DATE 11/03/2023

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Holiday Lighting - Reinstall Install C7 WW lights to the tops of the 2 small outer columns	1	170.50	170.50
	Holiday Lighting - Reinstall Install C7 WW lights to the front and side facias of the upper peak	1	207.00	207.00
	Holiday Lighting - Reinstall Install C7 WW lights to the "e" neighborhood sign	1	181.00	181.00
	Holiday Lighting - Reinstall Install 48" pre lit wreath with bow (standard red velvet) below the "e" neighborhood sign	1	103.88	103.88
	Holiday Lighting - Reinstall Install C7 WW lights to the forward facing horizontal facia at the base of the covered 2nd level deck	1	45.50	45.50
	Shipping Shipping of new product	1	2.07	2.07
	Miscellaneous - Wire - Plugs, Supplies, etc Miscellaneous - Wire - Plugs, Supplies, etc	1	75.00	75.00
	Removal Removal of Lights and Decor at the end of the season	1	250.00	250.00
	Storage Storage of Holiday lights and decor till the next season	1	75.00	75.00
	Equipment charges Boom Rental for Install and Removal	1	300.00	300.00

PAYMENT 704.98

BALANCE DUE **\$704.97**

# Priscilla Ashley Tapia

527 East 58th Street, Jacksonville, FL, USA

6463745344

priscillat092193@gmail.com

BILL TO

**Cypress Bluff CDD**

Marcy Pollicino

10571 eTown Parkway

Jacksonville, FL

32256

📞 9045271081

📠 9045271081

🏠 1

mpollicino@vestapropertyservices.com

DATE

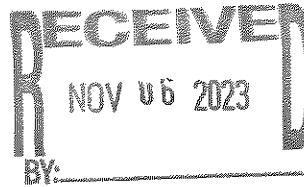
11/04/2023

DUE DATE

12/04/2023

BALANCE DUE

USD \$150.00



INVOICE

INV00001

DESCRIPTION	RATE	QTY	AMOUNT
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Deposit	\$150.00	1	\$150.00
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TOTAL			\$150.00
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BALANCE DUE			USD \$150.00
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# Maintenance Invoice

Invoice#: 12109

Date: 11/01/2023

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

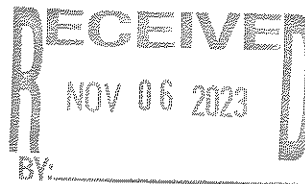
**For:** E-Town Interchange East & West

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
November Landscape Maintenance	1.00	6,720.00	6,720.00	



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

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

Amount Due

6,720.00

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

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 12112

Date: 11/01/2023

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

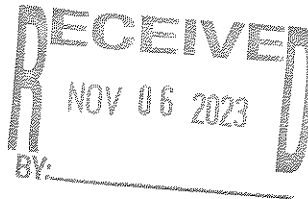
**For:** E-Town Phase 1

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

---

Description	Quantity	Price	Ext Price	Sales Tax
November 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](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 12113

Date: 11/01/2023

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

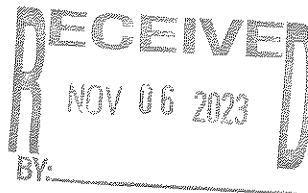
**For:** E-Town Phase 2

---

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

---

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



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

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

<b>Amount Due</b>	<b>14,210.00</b>
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If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**





# Maintenance Invoice

Invoice#: 12114

Date: 11/01/2023

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

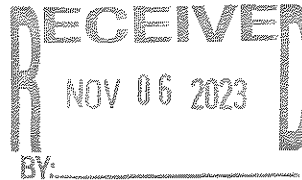
**For:** E-Town Recharge Center  
110003 E-Town Parkway  
Jacksonville FL 32256

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

---

Description	Quantity	Price	Ext Price	Sales Tax
November 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](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 12142

Date: 11/01/2023

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

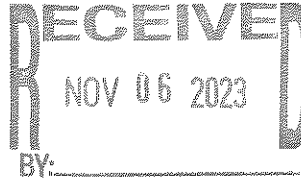
**For:** Apex Trail

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
November 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](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 12143

Date: 11/01/2023

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

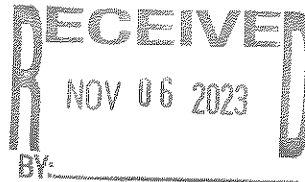
**For:** Glenmont

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
November 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

<b>Amount Due</b>	<b>2,200.00</b>
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If you have any questions concerning this invoice,  
please contact Sheri Home @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 12148

Date: 11/03/2023

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

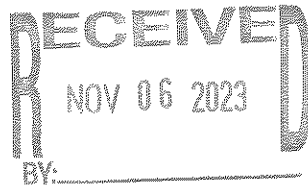
**For:** E-Town Phase 2

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs				
6" RB Popups	2.00	10.50	21.00	
Nozzles	40.00	3.01	120.40	
Labor	0.50	65.00	32.50	



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

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

**Amount Due**

**173.90**

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

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 12150

Date: 11/03/2023

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

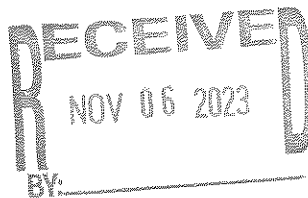
**For:** E-Town Phase 1

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs				
Rotors	4.00	26.90	107.60	
Nozzles	97.00	3.01	291.97	
6" RB Poppers	8.00	10.50	84.00	
Labor	6.00	65.00	390.00	



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

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

<b>Amount Due</b>	<b>873.57</b>
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If you have any questions concerning this invoice,  
please contact Sheri Horne @ [accounting@sunstatenursery.com](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 12151

Date: 11/03/2023

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

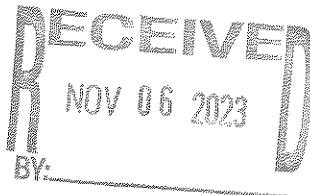
**For:** E-Town Interchange East & West

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

---

Description	Quantity	Price	Ext Price	Sales Tax
Irrigation Repairs				
Rotors	5.00	26.90	134.50	
Nozzles	31.00	10.50	325.50	
Labor	6.00	65.00	390.00	



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

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

**Amount Due**

**850.00**

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

**THANK YOU FOR YOUR BUSINESS!!**

# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702/Cma

CONTRACTOR: Cypress Bluff CDD

SUBCONTRACTOR: Sun State Nursery & Landscaping, Inc.  
9362 Phillips Hwy  
Jacksonville, FL 32256

CONTRACT FOR:

CONSTRUCTION MANAGER-ADVISOR EDITION

PAGE 1 OF 2 PAGES

Distribution to:

PROJECT:  
E-Town FDOT Interchange West

APPLICATION NUMBER: 1  
PERIOD TO: 06/30/23  
PROJECT NOS.:

OWNER  
 CONSTRUCTION  
MANAGER  
 ARCHITECT  
 CONTRACTOR

CONTRACT DATE:

VIA CONSTRUCTION MANAGER:  
VIA ARCHITECT:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in accordance with the Contract.  
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$260,991.24
2. Net Change By Change Orders.....	\$0.00
3. CONTRACT SUM TO DATE (Line 1 +2).....	\$260,991.24
4. TOTAL COMPLETED & STORED TO DATE..... (Column G on G703)	\$87,218.25
5. RETAINAGE:	
a. 10% % of Completed Work	\$0.00
(Columns D & E on G703)	
b. 0% % of Stored Material	\$0.00
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$0.00
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$87,218.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$0.00
8. CURRENT PAYMENT DUE	\$87,218.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 173,772.99

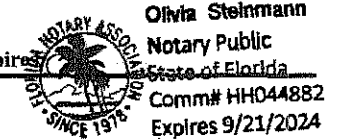
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.  
CONTRACTOR:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed it and not the truthfulness, accuracy, or validity of that document.

By: Sheri Horne Date: 06/21/23  
Florida County of: Duval

Subscribed and sworn before me on this 21th day of June, 2023 by: Sheri Horne proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Olivia Steinmann  
Notary: My Commissioning Expires \_\_\_\_\_



## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 87,218.25

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MGR:

By: \_\_\_\_\_ Date: \_\_\_\_\_

ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total Approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

**CONTINUATION SHEET - Schedule of Values**

AIA DOCUMENT G703

PAGE - 2 OF 2

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use column I on Contracts where variable retainage for line items may apply.

Project: E-I own Interchange West

APPLICATION NO: 1  
APPLICATION DATE: 06/20/23  
PERIOD TO: 06/30/23

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		% (G/C)			
1	Landscape	\$217,216.24	\$0.00	\$43,443.25		\$43,443.25	20%	\$173,772.99	\$0.00
2			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
3	Irrigation	\$43,775.00	\$0.00	\$43,775.00		\$43,775.00	100%	\$0.00	\$0.00
4			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
5			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
6			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
7			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
8			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
9			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
10			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
11			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
12			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
13			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
14			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
15			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
17			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
18			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
20			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
21			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
22			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
23			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
24			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
25			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
26			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
27			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
28			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
29			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
30			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
31			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
<b>SUB TOTALS:</b>		\$260,991.24	\$0.00	\$87,218.25	\$0.00	\$87,218.25		\$173,772.99	\$0.00
	<b>Change Orders</b>								
			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
<b>CHANGE ORDER TOTALS:</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
<b>GRAND TOTALS</b>		\$260,991.24	\$0.00	\$87,218.25	\$0.00	\$87,218.25	33%	\$173,772.99	\$0.00



# APPLICATION AND CERTIFICATE FOR PAYMENT

CONSTRUCTION MANAGER-ADVISOR EDITION

AIA DOCUMENT G702/Cma

CONTRACTOR: **Cypress Bluff CDD**  
c/o E-Town Development

PROJECT:  
**E-Town FDOT Interchange West**

APPLICATION NUMBER: 2  
PERIOD TO: 09/30/23  
PROJECT NOS.:

PAGE 1 OF 2 F

Distribution to:  
 OWNER  
 CONSTRUCTION  
MANAGER  
 ARCHITECT  
 CONTRACTOR

SUBCONTRACTOR: **Sun State Nursery & Landscaping, Inc.**  
9362 Phillips Hwy  
Jacksonville, FL 32256

CONTRACT DATE:

CONTRACT FOR:

VIA CONSTRUCTION MANAGER:  
VIA ARCHITECT:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in accordance with the Contract.  
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$260,991.24
2. Net Change By Change Orders.....	(\$100,861.00)
3. CONTRACT SUM TO DATE (Line 1 +2).....	\$160,130.24
4. TOTAL COMPLETED & STORED TO DATE..... (Column G on G703)	\$130,661.50
5. RETAINAGE:	
a. 10% % of Completed Work (Columns D & E on G703)	\$0.00
b. 0% % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$0.00
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 less Line 5 Total)	\$130,661.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$87,218.25
8. CURRENT PAYMENT DUE	\$43,443.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 29,468.74

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total Approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.  
CONTRACTOR:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which it and not the truthfulness, accuracy, or validity of that document.

By: *Sheri Home* Date: 09/26/23  
Florida County of: Duval  
Subscribed and sworn before me on this 26th day of September, 2023 by: Sheri Home  
on the basis of satisfactory evidence to be the person who appeared before me.

Notary: *Olivia Steinmann* My Commissioning Expires: \_\_\_\_\_  


## CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 43,443.25

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MGR:  
By: \_\_\_\_\_ Date: \_\_\_\_\_

ARCHITECT:  
By: \_\_\_\_\_ Date: \_\_\_\_\_

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**CONTINUATION SHEET - Schedule of Values**

AIA DOCUMENT G703

PAGE - 2 OF 2

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use column I on Contracts where variable retainage for line items may apply.

Project: E-I own Interchange West

APPLICATION NO: 1  
 APPLICATION DATE: 09/26/23  
 PERIOD TO: 09/30/23

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C-G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)		
1	Landscape	\$217,216.24	\$43,443.25	\$43,443.25		\$86,886.50	40%	\$130,329.74	\$0.00
2			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
3	Irrigation	\$43,775.00	\$43,775.00	\$0.00		\$43,775.00	100%	\$0.00	\$0.00
4			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
5			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
6			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
7			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
8			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
9			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
10			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
11			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
12			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
13			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
14			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
15			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
17			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
18			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
20			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
21			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
22			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
23			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
24			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
25			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
26			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
27			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
28			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
29			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
30			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
31			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
<b>SUB TOTALS:</b>		\$260,991.24	\$87,218.25	\$43,443.25	\$0.00	\$130,661.50		\$130,329.74	\$0.00
	<b>Change Orders</b>								
	CO #1 Deduct Sylvester Palms	(\$100,861.00)	\$0.00	\$0.00		\$0.00		(\$100,861.00)	\$0.00
			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
			\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
<b>CHANGE ORDER TOTALS:</b>		(\$100,861.00)	\$0.00	\$0.00	\$0.00	\$0.00	0%	(\$100,861.00)	\$0.00
<b>GRAND TOTALS</b>		\$160,130.24	\$87,218.25	\$43,443.25	\$0.00	\$130,661.50	82%	\$29,468.74	\$0.00

2.

# Cypress Bluff

## Community Development District

### Check Run Summary December 31, 2023

<b>Fund</b>	<b>Date</b>	<b>Check No.</b>	<b>Amount</b>
<b>Payroll</b>			\$ -
		Subtotal	<u>\$ -</u>
<b>General Fund</b>			
	12/14/23	1052-1056	\$ 1,336,744.24
	12/15/23	1057-1079	68,446.84
		Subtotal	<u>\$ 1,405,191.08</u>
<b>Total</b>			<u>\$ 1,405,191.08</u>

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/14/23	00013	12/14/23	12142023	202312	300-20700	10000		SE2019 DEBT ASSESSMENTS THE BANK OF NEW YORK MELLON	*	521,523.35	521,523.35	001052
12/14/23	00013	12/14/23	12142023	202312	300-20700	10010		SE2020 DEBT ASSESSMENTS THE BANK OF NEW YORK MELLON	*	391,410.69	391,410.69	001053
12/14/23	00013	12/14/23	12142023	202312	300-20700	10020		SE2020A DEBT ASSESSMENTS THE BANK OF NEW YORK MELLON	*	304,186.03	304,186.03	001054
12/14/23	00013	12/14/23	12142023	202312	300-20700	10020		SE2020A PREPAY ASSESSMNTS THE BANK OF NEW YORK MELLON	*	10,640.55	10,640.55	001055
12/14/23	00013	12/14/23	12142023	202312	300-20700	10030		SE2021 DEBT ASSESSMENTS THE BANK OF NEW YORK MELLON	*	108,983.62	108,983.62	001056
12/15/23	00137	11/08/23	170066	202311	320-57200	46000		RPR PARK BENCH PLAYGROUND ALL WEATHER CONTRACTORS INC	*	590.00	590.00	001057
12/15/23	00134	11/06/23	11062023	202312	320-57200	49400		12/16 1 HR PERMORMANCE DEBRA ANNE WELLER	*	150.00	150.00	001058
12/15/23	00023	9/29/23	7	202310	310-51300	31300		AMORTIZ SCHDL SE2019 AMORTIZ SCHDL SE2020A DISCLOSURE SERVICES LLC	*	100.00	200.00	001059
12/15/23	00042	11/20/23	43123	202311	320-57200	46700		REMOVED FIRE ALARM PULL DYNAMIC SECURITY PROFESSIONALS, INC.	*	255.00	255.00	001060
12/15/23	00042	11/20/23	43124	202311	320-57200	46700		REPLACED FIRE ALARM PULL DYNAMIC SECURITY PROFESSIONALS, INC.	*	370.00	370.00	001061
12/15/23	00005	12/01/23	82	202312	310-51300	34000		DEC MANAGEMENT FEES DEC WEBSITE ADMIN	*	4,340.67		
		12/01/23	82	202312	310-51300	52100			*	110.42		



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/15/23	00012	12/01/23	12377	202312	320	57200	46100		SUN STATE NURSERY	*	3,320.00	3,320.00	001071
DEC LANDSCAPE MAINTENANCE													
12/15/23	00012	12/01/23	12405	202312	320	57200	46100		SUN STATE NURSERY	*	1,600.00	1,600.00	001072
DEC LANDSCAPE APEX TRAIL													
12/15/23	00012	12/01/23	12406	202312	320	57200	46100		SUN STATE NURSERY	*	2,200.00	2,200.00	001073
DEC LANDSCAPE GLENMONT													
12/15/23	00037	12/01/23	415280	202312	320	57200	45000		VESTA PROPERTY SERVICES, INC.	*	10,426.86	21,068.20	001074
DEC AMENITY MANAGER													
12/01/23		12/01/23	415280	202312	320	57200	45100		VESTA PROPERTY SERVICES, INC.	*	6,029.36	216.74	001075
DEC FACILITY ATTENDANT													
12/01/23		12/01/23	415280	202312	320	57200	46800		VESTA PROPERTY SERVICES, INC.	*	822.95	70.53	001076
DEC POOL MAINTENANCE													
12/01/23		12/01/23	415280	202312	320	57200	46200		VESTA PROPERTY SERVICES, INC.	*	902.33	218.30	001077
DEC JANITORIAL													
12/01/23		12/01/23	415280	202312	320	57200	46600		VESTA PROPERTY SERVICES, INC.	*	1,730.45	47.02	001078
DEC MAINTENANACE													
12/01/23		12/01/23	415280	202312	320	57200	46810		VESTA PROPERTY SERVICES, INC.	*	1,156.25	115.35	001079
DEC POOL CHEMICALS													
12/15/23	00062	10/18/23	24193822	202310	320	57200	46500		W.B. MASON CO., INC.	*	216.74	216.74	001075
JANITORIAL SUPPLIES													
12/15/23	00062	11/16/23	24260746	202311	320	57200	46500		W.B. MASON CO., INC.	*	70.53	70.53	001076
JANITORIAL SUPPLIES													
12/15/23	00062	11/14/23	24254694	202311	320	57200	46500		W.B. MASON CO., INC.	*	218.30	218.30	001077
JANITORIAL SUPPLIES													
12/15/23	00062	11/15/23	24257588	202311	320	57200	46500		W.B. MASON CO., INC.	*	47.02	47.02	001078
JANIOTORIAL SUPPLIES													
12/15/23	00066	12/01/23	15934	202312	330	57200	46500		WIPES LLC	*	115.35	115.35	001079
DISINFECTANT WIPES CASE													

TOTAL FOR BANK A 1,405,191.08

CYBL CYPRESS BLUFF OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						1,405,191.08	

CYBL CYPRESS BLUFF OKUZMUK



**Cypress Bluff**  
**COMMUNITY DEVELOPMENT DISTRICT**

*Revenue*

**General Fund**

**Check Request**

Date	Amount	Authorized By
December 14, 2023	\$521,523.35	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:

FY24 Debt Assessment SE 2019
<i>(Attach supporting documentation for request.)</i>

**Cypress Bluff**  
**COMMUNITY DEVELOPMENT DISTRICT**

*Revenue*

**General Fund**

**Check Request**

Date	Amount	Authorized By
December 14, 2023	\$391,410.69	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:

FY24 Debt Assessment SE 2020
<i>(Attach supporting documentation for request.)</i>

**Cypress Bluff  
COMMUNITY DEVELOPMENT DISTRICT**

*Revenue*

**General Fund**

**Check Request**

Date	Amount	Authorized By
December 14, 2023	\$304,186.03	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13 <span style="float: right;">A</span>
--

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

FY24 Debt Assessment SE 2020A
<i>(Attach supporting documentation for request.)</i>

**Cypress Bluff**  
**COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

*Prepay*

**Check Request**

Date	Amount	Authorized By
December 14, 2023	\$10,640.55	Oksana Kuzmuk

Payable to:

The Bank of New York Mellon #13

Date Check Needed:

Budget Category:

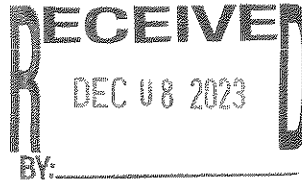
ASAP 001.300.20700.10020

Intended Use of Funds Requested:

FY24 Debt Assessment SE 2020A

(Attach supporting documentation for request.)





# Invoice

<b>Date:</b>	<b>Invoice #:</b>
11/8/2023	170066

1702 Lindsey Road  
 Jacksonville, FL 32221-6791  
 Office 904-781-7060

<b>Bill To</b>	
Cypress Bluff CDD 475 West Town Place Vesta Property Services Suite 114 St Augustine, FL 32092	
<b>Email</b> mpollicino@vestapropertyservices.com	<b>Terms</b> Due Upon Receipt

<b>Work Performed At</b>		
Cypress Bluff CDD-park bench 10571 eTown Parkway Playground Jacksonville, FL 32256		
<b>Purchase Order</b> 231152S	<b>Rep</b> PM SCOTT HAINES	<b>Work Order</b> 219459

Item	Description	Amount
Parts/Misc	<p>Per Approved Proposal</p> <p>Cypress Bluff CDD            Attn: Marcy Pollicino-Management            10 9 23            Re: concrete repairs at park benches</p> <p>All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.</p> <p>&gt;bring crew and equipment to do the following scope of work            &gt;saw cut the over pour around 4 concrete park bench slabs at the playground area that were poured by someone else            &gt;we will cut the over pour straight down the face edge of the concrete slab            &gt;clean up job site and haul away debris            *if anything is wanted out the scope of work above we will show proper authority before pricing</p> <p>Total price \$590.00            Job#231152S</p>	\$590.00

ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof.

<b>Subtotal:</b>	\$590.00
<b>Sales Tax:</b>	\$0.00
<b>Invoice Total:</b>	\$590.00
<b>Payments and Credits:</b>	\$0.00
<b>Total Due:</b>	\$590.00

## Debra Weller, Storyteller

DEBRA WELLER-EDUCATOR, STORYTELLER, CONSULTANT  
510 Los Caminos Street, St. Augustine, Florida 32095

949-295-7634 [debteller136@gmail.com](mailto:debteller136@gmail.com)

<https://story-tellingcourses.com>



Nov. 6, 2023

To : Cypress Bluff CDD

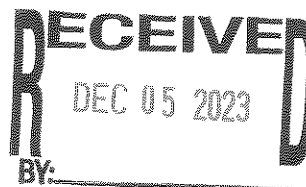
475 West Town Place

Suite 114

St. Augustine, Fl 32902

Attention- Mary Pollicino

Vesta Property Services, 904-710-9348



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### INVOICE

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December 16, 2023

Mrs. Sunshine Santa Claus will provide an hour,  
performance of Holiday Stories, songs and  
movement activities.

1 hour performance 10:00 a.m -11:00 a.m.

Recharge Amenity Center, 10571 eTown Parkway,  
Jacksonville

Fee: \$150.00

Total \$150.00

**Make check payable to: Debra Weller**

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
9/29/2023	7

Bill To
Cypress Bluff CDD C/O GMS

Terms	Due Date
Net 30	10/29/2023

Description	Amount
Amortization Schedule Series 2019 11-1-23 Prepay \$15,000	100.00
Amortization Schedule Series 2020A 11-1-23 Prepay \$15,000	100.00

**RECEIVED**  
NOV 25 2023  
BY: \_\_\_\_\_

<b>Total</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



Dynamic Security Professionals, Inc.

# Invoice

P.O. Box 23861  
 Jacksonville, FL 32241  
 EF0001108

Date	Invoice #
11/20/2023	43123

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

Location
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

P.O. No.	Terms
Marcy	Due on receipt

Item	Quantity	Description	Rate	Amount
After Hours Servi...	1	Technician had to go to site on emergency service to remove bad pull station off system until new unit can be purchased during the week. Removed bad pull station and made sure strobe lights were reset.	127.50	127.50
Drive Time	1	Trip Fee	127.50	127.50

**RECEIVED**  
 NOV 20 2023  
 BY: \_\_\_\_\_

Thank you for your business.

**Sales Tax (7.5%)** \$0.00

**Total** \$255.00

**Payments/Credits** \$0.00

Dynamic Security Professionals, Inc.

# Invoice

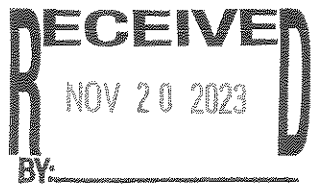
P.O. Box 23861  
 Jacksonville, FL 32241  
 EF0001108

Date	Invoice #
11/20/2023	43124

<b>Bill To</b>
Cypress Bluff CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

<b>Location</b>
ETown Amenity Center 10571 ETown Parkway Jacksonville, Florida 32256

<b>P.O. No.</b>	<b>Terms</b>
Marcy	Due on receipt

Item	Quantity	Description	Rate	Amount
Service Call	1	 Technician returned to site with new pull station and replaced bad unit that was removed during the weekend. Wired new unit and verified restoral of system device. System all normal.	85.00	85.00
Drive Time	1	Trip Fee	85.00	85.00
Equipment	1	Firelite Addressable Pull Station	200.00	200.00

Thank you for your business.

**Sales Tax (7.5%)** \$0.00

**Total** \$370.00

**Payments/Credits** \$0.00

**Governmental Management Services, LLC**

1001 Bradford Way  
 Kingston, TN 37763

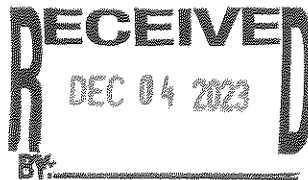
**Invoice**

**Invoice #:** 82  
**Invoice Date:** 12/1/23  
**Due Date:** 12/1/23  
**Case:**  
**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2023		4,340.67	4,340.67
Website Administration - December 2023		110.42	110.42
Information Technology - December 2023		220.83	220.83
Dissemination Agent Services - December 2023		596.67	596.67
Office Supplies		0.69	0.69
Postage		14.49	14.49
Copies		19.50	19.50
Telephone		6.32	6.32
PeopleVine - AMEX Charge September & November 2023		1,500.00	1,500.00



<b>Total</b>	<b>\$6,809.59</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$6,809.59</b>

# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

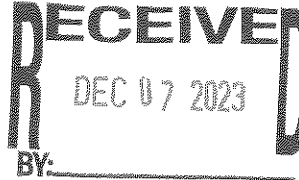
P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

December 7, 2023

Date

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



---

Serial # <u>23-07825D</u>	PO/File # _____	<u>\$99.88</u>
Notice of Meeting of the Board of Supervisors		<b>Payment Due</b>
_____		<u>\$99.88</u>
Cypress Bluff Community Development District		<b>Publication Fee</b>
_____		<b>Amount Paid</b>
Case Number _____		
Publication Dates <u>12/7</u>		<b>Payment Due Upon Receipt</b>
County <u>Duval</u>		For your convenience, you may remit payment online at <a href="http://www.jaxdailyrecord.com/send-payment">www.jaxdailyrecord.com/send-payment</a> .

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

If your payment is being mailed, please reference **Serial # 23-07825D** on your check or remittance advice.

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

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

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

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

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

**DEVELOPMENT DISTRICT**

Notice is hereby given that the Cypress Bluff Community Development District ("District") will hold a regular meeting ("Meeting") of the Board of Supervisors ("Board") on Tuesday, December 19, 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, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, [jperry@gmsnf.com](mailto:jperry@gmsnf.com) ("District Manager's Office") during normal business hours, and will be available on the District's website, [www.Cypress-BluffCDD.com](http://www.Cypress-BluffCDD.com).

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

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

Jim Perry  
District Manager  
Dec. 7 00 (23-07825D)

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

**Invoice**

DATE	INVOICE #
11/13/2023	4785

<b>BILL TO</b>
Cypress Bluff CDD eTown Recharge 10571 eTown Parkway Jacksonville FL 32256

P.O. NO.	TERMS	JOB
	Net 15	23-958

ITEM	QUANTITY	DESCRIPTION	RATE	AMOUNT
		e-Town- Recharge Amenity Center		
Elec. Labor	1	Replaced batteries in Emergency Charger	690.00	690.00
Elec. Matrl	1		735.00	735.00
Elec. Labor	1	Reinstalled fallen EXIT sign on 2nd floor	175.00	175.00

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

Thank you for your business. We appreciate it very much.			<b>Total</b>	\$1,600.00
			<b>Payments/Credits</b>	\$0.00
<b>Phone #</b>	<b>Fax #</b>	<b>E-mail</b>	<b>Balance Due</b>	\$1,600.00
904-541-1000	904-215-3475	LDEASE@AOL.COM		

**KUTAK ROCK LLP**

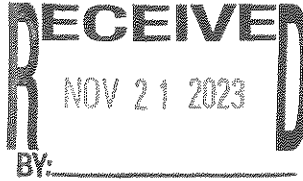
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600  
Facsimile 404-222-4654

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

Federal ID 47-0597598

November 21, 2023



Reference: Invoice No. 3311829  
Client Matter No. 4123-1  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3311829  
4123-1

Re: General Counsel

For Professional Legal Services Rendered

10/02/23	K. Buchanan	1.00	335.00	Prepare revision to amenity management agreement; prepare correspondence to chairman
10/03/23	K. Buchanan	0.90	301.50	Prepare revisions to property management agreement and confer with chairman regarding same
10/03/23	J. Gillis	0.20	33.00	Review and revise amenity management agreement with Vesta
10/11/23	K. Buchanan	0.30	100.50	Review meeting minutes
10/16/23	J. Gillis	0.10	16.50	Receive and review Florida DEO special district update form
10/17/23	K. Buchanan	0.20	67.00	Review agenda package
10/23/23	K. Buchanan	0.40	134.00	Prepare revisions to amenity management agreement; confer with counsel to Vesta
10/24/23	K. Buchanan	0.40	134.00	Prepare form of agreement for cost-sharing; confer with White
10/27/23	K. Buchanan	0.30	100.50	Review pending items
10/30/23	K. Buchanan	0.20	67.00	Prepare correspondence to White
<b>TOTAL HOURS</b>		<b>4.00</b>		

**KUTAK ROCK LLP**

Cypress Bluff CDD  
November 21, 2023  
Client Matter No. 4123-1  
Invoice No. 3311829  
Page 2

TOTAL FOR SERVICES RENDERED		\$1,289.00
DISBURSEMENTS		
Travel Expenses	2.23	
TOTAL DISBURSEMENTS		<u>2.23</u>
TOTAL CURRENT AMOUNT DUE		<u>\$1,291.23</u>



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 30, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3297572

Client Matter No. 4123-1

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

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

Invoice No. 3297572  
4123-1

---

Re: General Counsel

For Professional Legal Services Rendered

09/02/23	L. Whelan	0.10	38.50	Testa Research
09/07/23	K. Buchanan	0.40	134.00	Review meeting minutes
09/13/23	K. Buchanan	0.20	67.00	Review correspondence regarding cell tower placement
09/26/23	K. Buchanan	1.60	536.00	Prepare for and attend board meeting; prepare amenity management agreement
09/27/23	K. Buchanan	0.50	167.50	Confer with counsel to Vesta regarding agreements

TOTAL HOURS 2.80

TOTAL FOR SERVICES RENDERED \$943.00

TOTAL CURRENT AMOUNT DUE \$943.00



# Maintenance Invoice

Invoice#: 12361

Date: 11/28/2023

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

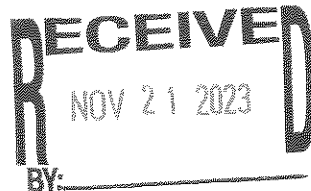
**For:** E-Town Recharge Center  
110003 E-Town Parkway  
Jacksonville FL 32256

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
Installed 5 cubic yards of mulch in playground.	1.00	325.00	325.00	



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

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

<b>Amount Due</b>	<b>325.00</b>
-------------------	---------------

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

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 12372

Date: 12/01/2023

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

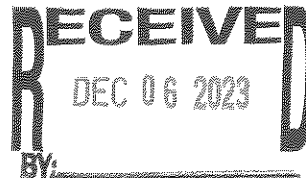
**For:** E-Town Interchange East & West

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
December Landscape Maintenance	1.00	6,720.00	6,720.00	



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

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

**Amount Due**

**6,720.00**

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

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 12375

Date: 12/01/2023

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

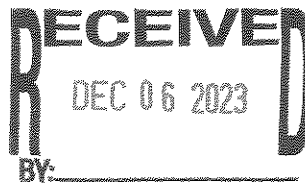
**For:** E-Town Phase 1

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
December 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](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**



# Maintenance Invoice

Invoice#: 12376

Date: 12/01/2023

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

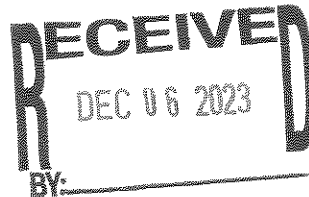
**For:** E-Town Phase 2

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

---

Description	Quantity	Price	Ext Price	Sales Tax
December 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](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 12377

Date: 12/01/2023

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

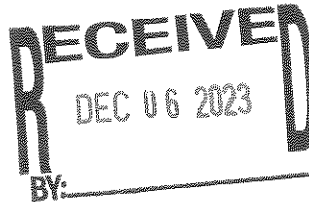
**For:** E-Town Recharge Center  
110003 E-Town Parkway  
Jacksonville FL 32256

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
December 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

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

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 12405

Date: 12/01/2023

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

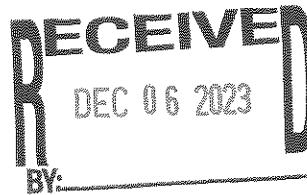
**For:** Apex Trail

---

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

---

Description	Quantity	Price	Ext Price	Sales Tax
December 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](mailto:accounting@sunstatenursery.com)

THANK YOU FOR YOUR BUSINESS!!



# Maintenance Invoice

Invoice#: 12406

Date: 12/01/2023

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

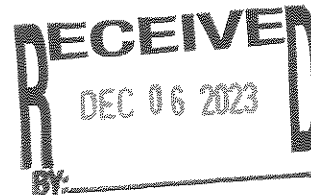
**For:** Glenmont

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

---

Description	Quantity	Price	Ext Price	Sales Tax
December 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](mailto:accounting@sunstatenursery.com)

**THANK YOU FOR YOUR BUSINESS!!**





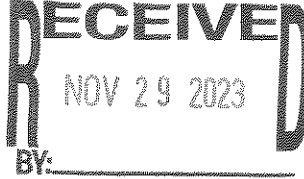
# Invoice

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

Invoice # 415280  
Date 12/01/2023  
  
Terms  
Due Date 12/30/2023  
Memo Monthly Fees

**Bill To**

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



Description	Quantity	Rate	Amount
Amenity Manager	1	10,426.86	10,426.86
Facility Attendant	1	6,029.36	6,029.36
Pool Maintenance	1	822.95	822.95
Janitorial	1	902.33	902.33
Maintenance	1	1,730.45	1,730.45
Pool Chemicals	1	1,156.25	1,156.25

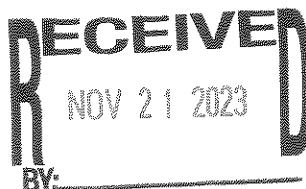
**Total** 21,068.20



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

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

Invoice Number	241938229
Customer Number	C2943565
Invoice Date	10/18/2023
Due Date	11/17/2023
Order Date	10/17/2023
Order Number	S138497696
Order Method	WEB



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

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

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

**Important Messages**

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

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	1	CT	78.48	78.48
GPC16880	TISSUE,TOILET,2PLY,WH(16580),80/CT	1	CT	67.99	67.99
NWLVECPFGL	VINYL EXAM POWDER FREE GLOVES -LARGE	1	BX	5.99	5.99
WB1DK200	LINER,DRAWSTRNG,KTCHN13GL	1	BX	64.28	64.28

SUBTOTAL: 216.74  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 216.74  
**Total Due: 216.74**

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	241938229
Invoice Date	10/18/2023
Terms	Net 30
<b>Total Due</b>	<b>216.74</b>

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

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

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

C29435652419382292419382290000000216748



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

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

Invoice Number	242607464
Customer Number	C2943565
Invoice Date	11/16/2023
Due Date	12/16/2023
Order Date	11/13/2023
Order Number	S138605742
Order Method	WEB

10223 1 AB 0.537 E0066X 10103 D12075327798 S2 P100D1788 0001:0001



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

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

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

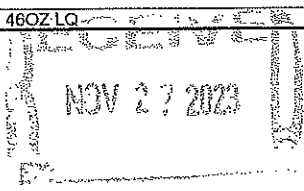
### Important Messages

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

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
IMP9346	DISPENSER,CLR,VU 46OZ LQ	3	EA	23.51	70.53



**SUBTOTAL:** 70.53  
**TAX & BOTTLE DEPOSITS TOTAL:** 0.00  
**ORDER TOTAL:** 70.53  
**Total Due:** 70.53

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	242607464
Invoice Date	11/16/2023
Terms	Net 30
<b>Total Due</b>	<b>70.53</b>

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

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

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



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

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

Invoice Number	242546945
Customer Number	C2943565
Invoice Date	11/14/2023
Due Date	12/14/2023
Order Date	11/13/2023
Order Number	S138605742
Order Method	WEB

14574 1 AB 0.537 E0151X I0244 D12064246500 S2 P9998798 0001:0001



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

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

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

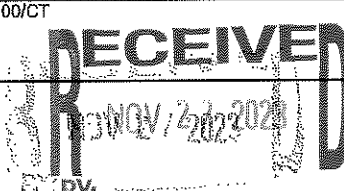
### Important Messages

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

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ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
HERX8046QK	LINER,REPRO,40X46,45GL,2ML,BK,100/CT	1	CT	86.33	86.33
WB11DK200	LINER,DRAWSTRNG,KTCHN13GL	1	BX	80.99	80.99
BWKMICRODUSTER	DUSTER,MICRO,23",WHT	1	EA	11.99	11.99
BWK430CT	SOAP,ANTIBACTERIAL LOTION	1	CT	38.99	38.99



SUBTOTAL: 218.30  
TAX & BOTTLE DEPOSITS TOTAL: 0.00  
ORDER TOTAL: 218.30  
Total Due: 218.30

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	242546945
Invoice Date	11/14/2023
Terms	Net 30
<b>Total Due</b>	<b>218.30</b>

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

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

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



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

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

Invoice Number	242575883
Customer Number	C2943565
Invoice Date	11/15/2023
Due Date	12/15/2023
Order Date	11/13/2023
Order Number	S138605742
Order Method	WEB

13845 1 AB 0.537 E0152X 10255 012089902192 S2 P10000308 0001:0001



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

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

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

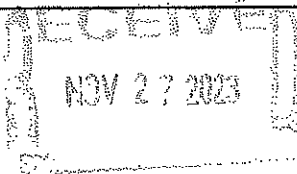
### Important Messages

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

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

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

ITEM NUMBER	DESCRIPTION	QTY	U/M	UNIT PRICE	EXT PRICE
IMP9346	DISPENSER,CLRVU 46OZ LQ	2	EA	23.51	47.02



SUBTOTAL:	47.02
TAX & BOTTLE DEPOSITS TOTAL:	0.00
ORDER TOTAL:	47.02
Total Due:	47.02

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



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

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

Remittance Section	
Customer Number	C2943565
Invoice Number	242575883
Invoice Date	11/15/2023
Terms	Net 30
Total Due	47.02

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

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

**Wipes LLC**

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



**INVOICE**

<b>BILL TO</b>	<b>SHIP TO</b>	<b>SHIP DATE</b>	12/01/2023	<b>INVOICE</b>	15934
Cypress Bluff CDD - Jacksonville FL	Cypress Bluff CDD - Jacksonville FL	SHIP VIA	UPS	<b>DATE</b>	12/01/2023
475 West Town Place	ReCHARGE Amenity Center			<b>TERMS</b>	Due on receipt
Suite 114	10571 eTown Parkway			<b>DUE DATE</b>	12/01/2023
St Augustine, FL 32092	Jacksonville, FL 32256				

	DESCRIPTION	QTY	RATE	AMOUNT
Wipes.com Disinfectant Wipes Case	One (1) Case - Four (4) - 800 count rolls of EPA registered disinfecting wipes	1	98.96	98.96T
Shipping	Freight Cost	1	16.39	16.39
Sales Tax	Sales Tax calculated by AvaTax on Wed Dec 6 06:29:27 UTC 2023	1	0.00	0.00T

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SUBTOTAL	115.35
TAX	0.00
TOTAL	115.35

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BALANCE DUE	<b>\$115.35</b>
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